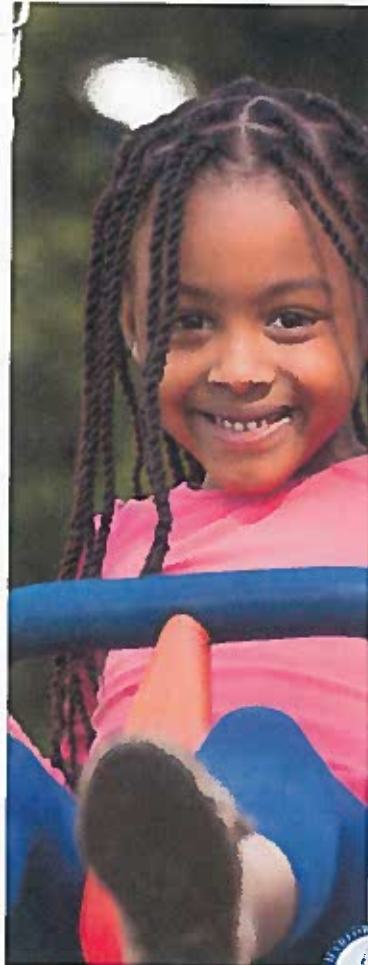


HARFORD COUNTY MARYLAND'S

FY2019 (FFY2018)

Consolidated Annual Performance Evaluation Report (CAPER)



HARFORD

COUNTY

OFFICE OF COMMUNITY & ECONOMIC
DEVELOPMENT

BARRY GLASSMAN
HARFORD COUNTY
EXECUTIVE
LEN PARRISH
DIRECTOR

DRAFT

This document is available in alternative
format upon request by calling 410-638-3045

TABLE OF CONTENTS

FY2019 (FFY2018)

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

HARFORD COUNTY, MARYLAND

CR-05-GOALS AND OUTCOME	1
CR-10-RACIAL & ETHNIC COMPOSITION	11
CR-15-RESOURCES & INVESTMENTS	12
CR-20-AFFORDABLE HOUSING	17
CR-25-HOMELESS & SPECIAL NEEDS	21
CR-30-PUBLIC HOUSING	24
CR-35-OTHER ACTIONS	25
CR-40-MONITORING	29
CR-45-CDBG	32
CR-50-HOME	33
PR26-Harford County	37
MAPS	41
HOME Match Report	48
Appendix 1-Local FY19 Actions to Affirmatively Further Fair Housing	52
Harford County Citizen Participation Plan	55

CR-05 - Goals and Outcomes

PROGRESS THE JURISDICTION HAS MADE IN CARRYING OUT ITS STRATEGIC PLAN AND ITS ACTION PLAN. 91.520(A)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In addition to the Consolidated Plan, Harford County produces two related reports each year. The Annual Action Plan, distributed each spring, outlines goals for the coming year; and the Consolidated Annual Performance and Evaluation Report (CAPER), distributed each fall, provides an assessment of program performance and accomplishments by Harford County in the use of its HUD Housing and Community Development entitlement funds during the previous year. This FY2019 (FFY2018) CAPER reports on activities undertaken during the local fiscal year 2019, the second year of the County's three-year Consolidated Plan. Harford County made good progress towards our Consolidated Plan and Annual Plan goals during the last year.

During the past year, Harford County strived to meet its community development needs outlined in its three-year Consolidated Plan. During that period, the County achieved its specific objectives of (1) Preserving and Promoting Affordable Housing by supporting homeownership programs, developing affordable rental projects, funding homeowner rehab programs, and funding TBRA programs; (2) Providing Services to the Homeless by supporting homeless shelters, homeless prevention programs, providing TBRA, and providing support for the expansion of our local domestic violence shelter; (3) Providing Housing for those with Special Needs by funding affordable housing programs for the disabled and rehab programs for special needs populations; and (4) Furthering Fair Housing through our on-going partnership with the Baltimore Regional Fair Housing Committee.

The County used Community Development Block Grant (CDBG) funds towards (1) an emergency repair & ramp program that completed twenty-nine repairs for low-income homeowners; (2) public service activities to support our homeless population; and (3) funding design and architectural work for future expansion of our domestic violence emergency shelter. These activities, along with other projects completed with CDBG funds, addressed the strategic plan objective of preserving and promoting affordable housing, providing services to the homeless, and providing a suitable living environment.

Through the HOME Program, three units of affordable housing were created for first-time homebuyers. All units are limited to persons earning less than 60% area median income (AMI). In addition, Harford County provided funding for tenant based rental assistance (TBRA) assisting a total of thirteen (ten through a partnership with Catholic Charities) extremely low and low-income households. These activities addressed the strategic plan objective of preserving and promoting affordable housing in Harford County.

Harford County also funded \$200,000 in HOME Match, leveraging nearly \$20,000,000 for new construction of a 54-unit multi-family rental project – Rock Spring Station – resulting in one HOME unit.

The project, expected to begin leasing in fall of 2019, is located in an area of opportunity and will target low and low-moderate-income families.

Unfortunately, Harford County has not been able to move forward on the planned expansion of our emergency shelter, Welcome One. Harford County targeted much of its CDBG allocation, as well as all of its FFY2018 program income, to the project which has been placed on hold. The County is currently in the process of reallocating the funding and will submit a substantial amendment in the coming months. The County is seeking projects consistent with its three year Consolidated Plan with a goal towards funding projects that will address the transportation needs of our underserved populations.

COMPARISON OF THE PROPOSED VERSUS ACTUAL OUTCOMES FOR EACH OUTCOME MEASURE SUBMITTED WITH THE CONSOLIDATED PLAN AND EXPLAIN, IF APPLICABLE, WHY PROGRESS WAS NOT MADE TOWARD MEETING GOALS AND OBJECTIVES. 91.520(G)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Affirmatively Further Fair Housing	Fair Housing	CDBG: \$12,350	Other	Other	100	66	66.00%	100	100	100.00%
Community Development Administration	Non-Housing Community Development	CDBG: \$191,261 HOME: \$46,643 CoC: \$944,769	Other	Other	30000	20000	66.67%	10000	10000	100.00%
Continuum of Care Support	Homeless	Continuum of Care: \$944,769	Homeless Person Overnight Shelter	Persons Assisted	600	737	122.83%	600	383	63.83%
Drug and Alcohol Treatment	Non-Homeless Special Needs	Harford County Grant in Aid: \$15,000	Homeless Person Overnight Shelter	Persons Assisted	75	40	53.33%	75	19	25.33%

Expand Rental Subsidy	Affordable Housing	HOME: \$193,937 Section 8: \$7,477,323	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	6000	3500	58.33%	6000	1002	16.70%
HMIS Project	Homeless	CDBG: \$0	Homelessness Prevention	Persons Assisted	600	600	100.00%	600	0	0.00%
Homeless Prevention	Homeless	CDBG: Harford County Grant in Aid: \$	Public Facility or Infrastructure Activities other than Low/Moderate-income Housing Benefit	Persons Assisted	0					
Homeless Prevention	Homeless	CDBG: \$125000 / Harford County Grant in Aid: \$681,409	Public service activities other than Low/Moderate-income Housing Benefit	Persons Assisted	0			0	43	

Homeless Prevention	Homeless	CDBG: \$125000 Homeless Solutions Program: \$359,590 Harford County Grant in Aid: \$681,409	Homeless Person Overnight Shelter	Persons Assisted	200			%	60	230	383.33%
Homeless Prevention	Homeless	CDBG: \$125000 / Harford County Grant in Aid: \$681,409	Overnight/ Emergency Shelter/ Transitional Housing Beds added	Beds	0	0	0		0	0	
Homeless Prevention	Homeless	CDBG: \$125000 / Homeless Solutions Program: \$359,590 Harford County Grant in Aid: \$681,409	Homelessness Prevention	Persons Assisted	1000			%	2500	2192	87.68%

Improve Accessibility to Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate-income Housing Benefit	Persons Assisted	10000	855	8.55%	6000	0	0.00%
Improve Community Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate-income Housing Benefit	Persons Assisted	10000	9265	92.65%	3000	0	0.00%
Improve Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate-income Housing Benefit	Persons Assisted	10000	9265	92.65%	3000	0	0.00%
Increase Accessible Housing for Special Needs	Non-Homeless Special Needs	CDBG: \$ / Section 8 Mainstream Program: \$	Public Facility or Infrastructure Activities for Low/Moderate-income Housing Benefit	Households Assisted	12	81	675.00%	4	0	0.00%
Increase Accessible Housing for Special Needs	Non-Homeless Special Needs	CDBG: \$ Section 8 Main-Stream \$583,230	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	60	11	18.33%	20	40	200.00%

Increase Emergency Shelter	Homeless	CDBG: \$125,000	Homeless Person Overnight Shelter	Persons Assisted	500	180	36.00%	100	252	252.00%
Increase Emergency Shelter	Homeless	CDBG: \$125,000	Overnight/ Emergency Shelter/ Transitional Housing Beds added	Beds	30	0	0.00%	10	0	0.00%
Increase Homeownership	Affordable Housing	HUD Housing Counseling Grant: \$43,436 Maryland DHCD Housing Counseling Grant: \$46,000	Public service activities for Low/Moderate-income Housing Benefit	Households Assisted	600	450	75.00%	200	345	172.50%
Increase Shelter for Victims of Domestic Violence	Non-Homeless Special Needs	CDBG: \$200,000 Harford County Grant in Aid: \$80,000	Public Facility or Infrastructure Activities other than Low/Moderate-income Housing Benefit	Persons Assisted	0	185		0	120	

Increase Shelter for Victims of Domestic Violence	Non-Homeless Special Needs	CDBG: \$200,000 Harford County Grant in Aid: \$80,000	Homeless Person Overnight Shelter	Persons Assisted	0	185		0	120	
Increase Shelter for Victims of Domestic Violence	Non-Homeless Special Needs	CDBG: \$200,000 / Harford County Grant in Aid: \$	Overnight/ Emergency Shelter/ Transitional Housing Beds added	Beds	12	0	0.00%	12	0	0.00%
Increase Supply of Affordable Rental Units	Affordable Housing	HOME: \$117,274 HOME Match: \$200,000	Rental units constructed	Household Housing Unit	30	54	180.00%	10	1	10.00%
Increase Supportive Services	Non-Homeless Special Needs	HOPWA: \$93,995	HIV/AIDS Housing Operations	Household Housing Unit	60	29	48.33%	20	11	55.00%
Preservation and Rehabilitation of Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$ HOME: \$150,000 Harford County Grant in Aid: \$30,000	Homeowner Housing Added	Household Housing Unit	12	8	66.67%	5	3	60.00%

Preservation and Rehabilitation of Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$200,000 HOME: \$ Harford County Grant in Aid: \$30,000	Homeowner Housing Rehabilitated	Household Housing Unit	60	52	86.67%	20	29	145.00%
Rehabilitation of Community Centers	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate-income Housing Benefit	Persons Assisted	300	431	143.67%	300	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

ASSESS HOW THE JURISDICTION'S USE OF FUNDS, PARTICULARLY CDBG, ADDRESSES THE PRIORITIES AND SPECIFIC OBJECTIVES IDENTIFIED IN THE PLAN, GIVING SPECIAL ATTENTION TO THE HIGHEST PRIORITY ACTIVITIES IDENTIFIED.

Over the past year, Harford County has focused on serving the low-income areas and populations, resulting in much of the affordable rental and homebuyer housing being created in areas along the Rt. 40 corridor. The County's public service activities also work to either eliminate or prevent homelessness, through emergency sheltering, case management, and foreclosure prevention.

Faith Communities and Civic Agencies United (FCCAUI) used CDBG funding towards the operation of the Welcome One Emergency Shelter. This public service activity worked to solve the problem of homelessness in Harford County by providing services and support at the Welcome One Emergency Shelter 365 days a year.

The United Way of Central Maryland used CDBG funding to provide support to their Continuum of Care projects that serve chronically homeless individuals and families.

Associated Catholic Charities, Inc. operates Anna's House, an emergency shelter dedicated to providing temporary shelter (up to 90 days) to homeless individuals and families. Anna's house works cooperatively with the local domestic violence provider (and Harford County Coordinated Entry) to identify and house individuals fleeing domestic violence.

The Sexual Assault/Spouse Abuse Resource Center, Inc., (SARC) provides free emergency shelter, counseling, legal services, and 24-hour helpline to victims of domestic violence, sexual violence, child abuse, and stalking in Harford County, Maryland. SARC collaborated with Harford County Government in the planning phase for the construction of a trauma informed Safe house for victims of domestic violence, sexual violence, and/or stalking and their children. The future new structure will house women, men, and child victims of domestic violence as well as expand the current sheltering capacity from 28 beds to 40 beds. During the program year CDBG funding was used towards the planning and architectural phase of the project.

CR-10 - Racial and Ethnic Composition of Families Assisted

DESCRIBE THE FAMILIES ASSISTED (INCLUDING THE RACIAL AND ETHNIC STATUS OF FAMILIES ASSISTED). 91.520(A)

	CDBG	HOME
White	229	9
Black or African American	158	7
Asian	2	0
American Indian or American Native	8	0
Native Hawaiian or Other Pacific Islander	18	0
Total	415	16
Hispanic	12	1
Not Hispanic	403	15

Table 2 – Table of assistance to racial and ethnic populations by source of funds

NARRATIVE

Harford County continues to be a predominately-white county (87%), although the African American population has increased slightly to almost 10% (American Community Survey). There is a small contingency of other races (Asian 1.5 and Korean .04) with 98% of the population identifying as non-Hispanic. To encourage and promote fair housing opportunities for all low and moderate-income and racial or ethnic minority residents, various housing programs and services are offered countywide. As illustrated by Table 2, all of the County's CDBG and HOME funded programs serve a higher percentage of racial or ethnic minorities than found in the County's overall population. Specifically, 45% percent of those served by CDBG funded programs and 56% percent of those served by HOME funded programs were racial or ethnic minorities.

CR-15 - Resources and Investments 91.520(a)

IDENTIFY THE RESOURCES MADE AVAILABLE

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,768,832	511,863
HOME	public - federal	521,581	367,363
Continuum of Care	public - federal	944,769	944,769
Section 8	public - federal	7,700,000	7,477,323
Other	public - federal	1,749,292	720,661
Other	public - local	1,749,292	881,409
Other	public - state	1,749,292	405,590

Table 3 - Resources Made Available

NARRATIVE

In addition to CDBG, HOME, CoC, and Section 8, Harford County expended the following resources on affordable housing and homeless prevention programs:

Homeless Solutions Program	\$ 359,590	funding five homeless service programs
HUD Housing Counseling Grant	\$ 43,436	funded one housing counselor position
Maryland Counseling Grant	\$ 46,000	funded one housing counselor position
Harford County GIA	\$ 681,409	funded ten local non-profits
Mainstream Voucher	\$ 583,230	funded 73 households
HOPWA	\$ 93,995	funded 11 households
HOME Match	\$ 200,00	funded Rock Spring Station
Total:		\$2,007,766

IDENTIFY THE GEOGRAPHIC DISTRIBUTION AND LOCATION OF INVESTMENTS

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Route 40 Corridor	40	30	Local Target Area

Table 4 – Identify the geographic distribution and location of investments

NARRATIVE

Harford County continues to direct revitalization efforts along the Route 40 corridor. FCCAU operates the Welcome One Emergency Shelter, which provides emergency shelter 365 days a year with a 33-bed capacity. In addition, many of TBRA recipients and households that received CDBG-funded ramp and repair services are located in communities along the Route 40 corridor.

LEVERAGING

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Whenever possible, Harford County utilizes CDBG and HOME resources as gap funding for projects once other public and private resources are awarded. Below are the funds leveraged for FY2019 (FFY2018) projects:

HOME Match (\$200,000) was used to leverage nearly \$20,000,000 to fund a 54-unit multi-family rental project – Rock Spring Station – that will provide affordable rental, in an area of opportunity, for low-moderate-income households.

HOME CHDO funds - well above the required 15% - were leveraged by a local housing developer, to acquire and rehab three homes appraised at more than \$437,000 and sold to income-eligible first time homebuyers.

CDBG and HOME funds also assisted a majority of Harford County's public service activities. These were carried out by numerous non-profit agencies who serve the homeless population, the disabled, youth, at-risk populations, and others who support housing activities. Many of these agencies were also funded with \$681,409 through Harford County's Grant-In-Aid Program in FY2019 (FFY2018).

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	2,045,366
2. Match contributed during current Federal fiscal year	271,442
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,316,808
4. Match liability for current Federal fiscal year	72,147
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,244,661

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year									
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match	
501 S. Stokes	02/04/2019	15,000	0	0	0	0	0	15,000	
503 S. Stokes	06/20/2019	17,168	0	0	0	0	0	17,168	
505 S. Stokes	09/21/2018	10,000	0	0	0	0	0	10,000	
507 S. Stokes	06/01/2019	25,000	0	0	0	0	0	25,000	
509 S. Stokes	06/01/2019	25,000	0	0	0	0	0	25,000	
511 S. Stokes	06/01/2019	25,000	0	0	0	0	0	25,000	
514 Freedom	09/21/2018	37,000	0	0	0	0	0	37,000	
Harford County Match									
	07/01/2018	117,274	0	0	0	0	0	117,274	

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE REPORT

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	8,800	0	0	8,800

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
\$ Amount	91,367	0	0	0	0	91,367
Number	4	0	0	0	0	4
Sub-Contracts						
\$ Amount	568,061	0	4,698	0	0	563,363
Number	35	0	1	0	0	34
	Total	Women Business Enterprises	Male			
Contracts						
\$ Amount	91,367		91,367			
Number	4	0	4			
Sub-Contracts						
\$ Amount	568,061	3,474	564,587			
Number	35	2	33			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
\$ Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
\$ Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

EVALUATION OF THE JURISDICTION'S PROGRESS IN PROVIDING AFFORDABLE HOUSING, INCLUDING THE NUMBER AND TYPES OF FAMILIES SERVED, THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, MODERATE-INCOME, AND MIDDLE-INCOME PERSONS SERVED.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	100	13
Number of Non-Homeless households to be provided affordable housing units	40	23
Number of Special-Needs households to be provided affordable housing units	16	10
Total	156	46

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	5	13
Number of households supported through The Production of New Units	6	1
Number of households supported through Rehab of Existing Units	20	29
Number of households supported through Acquisition of Existing Units	2	3
Total	33	46

Table 12 – Number of Households Supported

DISCUSS THE DIFFERENCE BETWEEN GOALS AND OUTCOMES AND PROBLEMS ENCOUNTERED IN MEETING THESE GOALS.

As Tables 11 and 12 show, Harford County is on track to achieve its affordable housing goals. Harford County continues to make progress in meeting its specific objective of providing affordable housing assistance to low and moderate-income households. Harford County is happy to report that its wait list continues to remain open for individuals requesting housing assistance payments. Preference for HAP payments is given to individuals experiencing homelessness, the elderly and the disabled. During FFY2018/FY2019, Harford County partnered with Howard County Housing Commission to apply and receive additional Mainstream Vouchers. With respect to homeownership, Harford County continues to

partner with Habitat for Humanity Susquehanna who sold three affordable homes to first time homebuyers.

Harford County Office of Community & Economic Development also continues to provide on-site financial literacy and housing counseling services, and currently has three HUD-certified housing counselors on staff.

In addition, Harford County, together with Habitat for Humanity Susquehanna, continues to offer free and/or reduced cost ramp and repair programs to low and moderate-income homeowners. With respect to individuals experiencing homelessness, Harford County has made great progress in providing affordable housing assistance. Harford County continues to fund FCCAU's emergency shelter, several transitional housing programs, several permanent supportive housing programs, an emergency family shelter, and a shelter for individuals fleeing from domestic violence. Harford County Office of Community & Economic Development continues to fund a cold weather shelter that provided homeless individuals shelter during the winter with no barriers to entry.

For those households who pay more than fifty percent of their income for rent, Harford County continues to support local non-profit agencies that provide homeless prevention services in the form of food banks, energy assistance, in-kind support, job training, transportation and other services that help individuals and families in crisis make ends meet. Harford County works very closely with our non-profit partners to identify at-risk households and to identify individuals who live in sub-standard housing. Fortunately, Harford County does require rental units that receive HAP payments to be inspected annually, helping to ensure the safety of our low-income income renters. Harford County continues to make progress in identifying homeless individuals. The Harford Community Action Agency, the agency tasked with administering our coordinated entry program, employs a full-time outreach worker whose primary job is to canvass areas where homeless activity has been identified and try and engage individuals and connect them with the appropriate support. Harford County, together with all of its partner agencies, works cohesively to ensure that all individuals have access to decent and affordable housing.

Finally, Harford County is making progress on its TBRA program. Three households received TBRA funding from Harford County Office of Community & Economic Development in FFY2018. The rental housing counselor is currently working with several additional households, but has found it challenging for TBRA recipients to secure housing. She is currently working with landlords and trying to connect would-be TBRA renter with units. Catholic Charities, through Anna's House, also administers TBRA and was able to rapidly rehouse ten households using TBRA funding in FFY2018.

DISCUSS HOW THESE OUTCOMES WILL IMPACT FUTURE ANNUAL ACTION PLANS.

HOME and CDBG funds will allow CHDOs and subrecipients in Harford County to develop activities such as building homeowner units affordable to low-moderate-income homebuyers and rehabbing homeowner-occupied units allowing low-moderate-income residents to stay in their homes. The use of these federal resources will continue to address the current housing and community development

needs of our low to moderate-income population, while remaining aligned with the goals outlined in our Consolidated Plan.

Harford County also gives a preference to individuals with disabilities and individuals experiencing homelessness in our Housing Choice Voucher Program administrative plan. Moreover, individuals with disabilities who are homeless or at risk of homelessness score higher on our VI-SPDAT and are given preference into our Continuum of Care, ensuring that those individuals are safely housed. In addition, Harford County has several programs in place offering resources to low-income renter households who pay more than half of their income for rent, live in seriously substandard housing or have been involuntarily displaced. Finally, Harford County is deeply committed to ensuring that individuals with disabilities remain safely housed and will give strong consideration to any requests for funding that addresses a specific housing need. Harford County continues to take positive steps to foster and maintain affordable housing.

During the last year, Harford County awarded funding well above the required 15% reserve to a local CHDO for the development of affordable housing targeting first-time homebuyers. Harford County also awarded funding to Catholic Charities for targeted TBRA funding for homeless families, as well as introducing our own TBRA program targeting homeless adults.

INCLUDE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME PERSONS SERVED BY EACH ACTIVITY WHERE INFORMATION ON INCOME BY FAMILY SIZE IS REQUIRED TO DETERMINE THE ELIGIBILITY OF THE ACTIVITY.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	385	13
Low-income	29	2
Moderate-income	1	1
Total	415	16

Table 13 – Number of Households Served

NARRATIVE INFORMATION

Faith Communities and Civic Agencies United (FCCAU) used CDBG funding towards the operation of the Welcome One Emergency Shelter. A total of one hundred fifty nine (159) persons were given overnight shelter with all being extremely low-income.

Associated Catholic Charities, Inc. operates Anna's House, a transitional housing program serving women and children in Harford County. Anna's House used CDBG funds to provide supportive services to homeless women with children. Anna's House has a goal of moving emergency shelter clients into rapid rehousing prior to the end of their 90-day stay. A total of seventy one (71) extremely low-income persons were given shelter along with access to support services in the community.

The United Way of Central Maryland received CDBG funding for salary support for a case manager to provide direct services to individuals living in HUD funded - Continuum of Care Permanent Supportive Housing units located in Harford County, Maryland. These individuals have a mental health diagnosis and; although living independently, need support services to monitor behavior and ensure continued housing stability. A total of sixty five (65) extremely low-income persons were given shelter along with access to support services in the community.

Habitat for Humanity Susquehanna's Repair & Ramp Program is designed to preserve and improve the physical condition of existing ownership. A total of twenty nine (29) low-income homeowners were provided repairs such as energy efficiency repairs, accessible housing designs and upgrades for persons with disabilities, along with various critical housing repairs. A total of seventeen households were extremely low-income, seven households were low-income, and five moderate-income.

Harford County, through CHDO activity, created three (3) affordable housing projects that were sold to: two households earning between 31-50% of AMI and one household earning between 51% and 80% of AMI totaling 8 individuals. Harford County also used HOME funds to house three families and also sub-granted TBRA funds to Catholic Charities who housed ten homeless families, all extremely low-income.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

EVALUATE THE JURISDICTION'S PROGRESS IN MEETING ITS SPECIFIC OBJECTIVES FOR REDUCING AND ENDING HOMELESSNESS THROUGH:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Harford County utilizes a Coordinated Access and Assessment approach and has designated The Harford Community Action Agency to coordinate services and routinely screen for housing needs, assess emergency needs and refer clients to appropriate shelter facilities and homeless prevention services. The screening is done uniformly using the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) which helps to quickly assess the health and social needs of homeless persons and match them with the most appropriate support and housing interventions that are available. In addition, the county receives funding by way of the Homeless Solutions Program, the PATH (Projects for Assistance in Transition from Homelessness) Program and Healthcare for the Homeless to provide outreach and case management to homeless individuals where they are located, including encampments, soup kitchens and any other location where the homeless may be found, including the existing shelter where services are routinely offered. An encampment committee has been established with members from the local and State law enforcement, State Highway Administration, Office of Mental Health and Harford Community Action Agency to identify encampments and activate the outreach workers on an as needed basis to provide outreach and engagement to those individuals.

Addressing the emergency shelter and transitional housing needs of homeless persons

Harford County has continued to maintain funding for the operational support of homeless emergency shelters and transitional housing programs for individuals and families. FCCAU, Harford County's only adult 24 hour shelter, has a 33-bed capacity and is the primary shelter for emergency housing. Homeless families in need of emergency shelter are placed in Anna's House, Harford Family House or placed in motel stays until a more permanent placement can be found. These programs offer in-house case management to connect these households to needed resources and help them move on to permanent housing. Harford County provided over \$680,000 in local grants and in kind services to emergency shelters and transitional housing needs this year, in addition to funding from Federal and State grants.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

During FFY2018/FY2019, Harford County partnered with the Howard County Housing Authority and applied for (and received) additional targeted Mainstream Vouchers to assist individuals at risk of

homelessness, who were exiting institutions and systems of care. To date, Harford County has assisted twelve new households with this funding.

Harford County's publically funded institutions and patient care facilities have processes to avoid individuals being discharged into homelessness and utilize the Coordinated Access process when a person has been identified as experiencing homelessness. Screening and placement into emergency shelters or other programs can begin prior to release.

The Harford County Department of Social Services has established guidelines and resources to assist in the youth transitioning from foster care to independence. DSS holds Family Involvement Meetings (FIM) prior to youth turning age 21. The purpose is to assist the youth transition into permanent placement such as family, psychiatric residential rehabilitation, or developmental disabilities placement. Children in foster care over the age of fourteen are eligible to participate in the Independent Living Program, in which they develop individualized goals and plans to achieve successful departure from foster care. Services and supports are available to youth in foster care until 21 years of age.

The Health Care for Homeless Program with Upper Chesapeake Hospital and the Harford County Health Department provides case management and care coordination to secure food, shelter, clothing and other emergency assistance while establishing a trusting relationship and gradually engaging the client into comprehensive services. Temporary placement in motels is available to individuals who are unable to enter into an emergency shelter facility upon discharge from a medical facility.

The Harford County Sheriff's Office is responsible for the oversight and operations of the local detention center. The Harford County Sheriff's Office/Detention Center utilizes the Inmate Policy/Handbook to address the Mandated Discharge Policy (ML04) for rules/regulations to govern community services and discharge planning. The Harford County Sheriff's Office leads a quarterly re-entry meeting with stakeholders to review resources, programming, referral processes, gaps, barriers, and jail and community needs. A Re-Entry Coordinator is employed by the Sheriff's Office to plan and assist in planning appropriate discharge. A grant funded Maryland Community Criminal Justice Treatment Program (MCCJTP) re-entry program in the local detention center targets individuals with severe mental illness who are being released into the community. These individuals are assisted in developing discharge plans that address not only mental health recovery but housing stability and linkage to entitlements, healthcare and employment. These re-entry services are linked to Coordinated Access to begin the housing screening prior to discharge.

Finally, to help individuals and families avoid homelessness, Harford County will maintain funding for programs that provide emergency financial assistance for eviction prevention and utility turn-offs. Households experiencing a housing crisis are screened through the Coordinated Access process and linked to the appropriate prevention program or intervention.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

To address the complex issues contributing to homelessness in our community, the Harford County Continuum of Care (CoC) – now led by the Harford County Community Action Agency - promotes a community wide commitment to the goal of ending homelessness.

Within the CoC, a multi-faceted network of programs and support services exist to coordinate care for individuals and families experiencing homelessness to obtain permanent housing and work towards self-sufficiency as quickly as possible. These programs include rapid re-housing and permanent supportive housing for adults, families with children and chronically homeless adults. Case management services are provided to assist in gaining the skills and resources needed to prevent future homelessness.

Alliance, Inc. receives funding for Supportive Services for Veteran Families (SSVF) that assist very low-income veteran families residing in or transitioning to permanent housing. Housing Choice Vouchers and VASH are other resources that are available to qualifying individuals and families in the community.

The Family Self-Sufficiency Program administered by the Harford County Housing Agency helps individuals receiving housing choice vouchers remain housed, increase income and move towards self-sufficiency.

Harford County is working to develop more affordable, permanent housing for individuals and families. Several new and affordable multi-family rental projects are under development. Rock Spring Station, located in Forest Hill, Maryland, is a 54 Unit multi-family apartment complex with 11 units set aside for persons with disabilities. Future projects include Ivy Hills in Havre de Grace and Homes at Fountain Green in Bel Air, Maryland. In addition, the Harford County Housing Agency committed five regional project based vouchers, which will be tied to an affordable multi-family rental that was recently awarded LIHTC tax credits.

The CoC has adopted the Housing First model, which is an approach to ending homelessness that centers on providing people experiencing homelessness with housing as quickly as possible and then providing services as needed. The vast majority of homeless individuals and families fall into homelessness after a housing or personal crisis that led them to seek help from the homeless assistance system. For these families and individuals, the Housing First approach is ideal, as it provides them with assistance to find permanent housing quickly and without conditions.

CR-30 - Public Housing 91.220(h); 91.320(j)

ACTIONS TAKEN TO ADDRESS THE NEEDS OF PUBLIC HOUSING

The Havre de Grace Housing Authority (HDGHA) is the only public housing authority (PHA) community in Harford County. HDGHA currently owns and manages a total of 60 townhome style units in one conventional public housing development ranging in size from one to five bedrooms.

Harford County funded several programs administered by the Havre de Grace Housing Authority, including "The Success Project" which provides intensive financial literacy and case management programs and a youth service coordinator to assist with on-site programming.

ACTIONS TAKEN TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP

The PHA has two HUD grants it uses to provide resident opportunities and services. Through its nationally recognized ROSS Family Self-Sufficiency and ROSS Service Coordinator Programs, the PHA offers affordable homeownership, employment training and job placement initiatives, credit repair, budgeting and financial skills, health/nutrition education, life skills, educational support, transportation support, parenting skills, coats for kids, food pantry, clothes distribution, holiday meals and gifts, and a communitywide economic self-sufficiency fair. Because the scope of need among residents is so great, HDGHA recognizes they cannot do the job alone. Therefore, central to their approach is leveraging resources, collaborating with resident leadership, and partnering with qualified agencies and institutions to bring the best available program services to HDGHA residents.

Havre de Grace Housing Authority has a very active Resident Advisory Board (RAB) that meets monthly. Residents are encouraged to attend meetings, participate in FSS programs and engage in homebuyer education and housing counseling services as soon as practicable. Participants receive incentives for program participation in the form of gift cards and other rewards helping to increase participation.

ACTIONS TAKEN TO PROVIDE ASSISTANCE TO TROUBLED PHAS

Harford County does not have a troubled Public Housing Authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

ACTIONS TAKEN TO REMOVE OR AMELIORATE THE NEGATIVE EFFECTS OF PUBLIC POLICIES THAT SERVE AS BARRIERS TO AFFORDABLE HOUSING SUCH AS LAND USE CONTROLS, TAX POLICIES AFFECTING LAND, ZONING ORDINANCES, BUILDING CODES, FEES AND CHARGES, GROWTH LIMITATIONS, AND POLICIES AFFECTING THE RETURN ON RESIDENTIAL INVESTMENT. 91.220 (J); 91.320 (I)

Harford County continued to work both locally as well as regionally to improve public opinion and public policy, which create barriers to affordable housing. Harford County, along with Baltimore City, Anne Arundel, Baltimore, and Howard County fund a portion of the salary for a Regional AI Coordinator. The AI Coordinator works to guide the implementation of the regional initiatives to address identified potential impediments to Fair Housing Choice. Due to space restriction, the following are some of the initiatives the Baltimore Regional Fair Housing Implementation Plan collaborative worked on in FY2019 (FFY2018):

- The Baltimore Regional Project-Based Voucher (PBV) Program, a collaboration of six public housing agencies (PHAs), the Baltimore Regional Housing Partnership (BRHP), and Baltimore Metropolitan Council (BMC):
- Awarded 26 project-based vouchers (PBVs) to two proposed developments through a new February 2019 RFP, for a total of 70 vouchers awarded from our original pool of 100.
- The Housing Commission of Anne Arundel County (HCAAC), the Housing Authority of the City of Annapolis (HACA), BRHP, and BMC signed the first operating and management agreement committing specific vouchers from HCAAC and HACA to the Towne Courts development in Annapolis.
- Regional Fair Housing Group conducted significant work developing a new 2019 Regional Analysis of Impediments to Fair Housing Choice (AI):
 - Finalized all Community Participation Plans.
 - Issued a request for proposals for consultant assistance and selected a team led by Root Policy Research out of Denver.
 - Assembled a regionally balanced AI Stakeholder Work Group and then convened that group eight times to review data analysis conducted by the Root Policy team and BMC. The BMC Housing Committee went on hiatus in calendar year 2019 as this group, which includes most Housing Committee members, became the main stakeholder input for the Fair Housing Group during the creation of the AI.
 - Conducted at least seven public meetings around the region to gather local stakeholder input prior to the release of a draft AI.
 - With assistance from Root Policy Research and the AI Stakeholder Work Group, the Fair Housing Group created and PHAs circulated to waiting lists a survey to inform the AI with views from low-income residents in the region.
- Fair Housing Group, working with fair housing and disability stakeholders and the Maryland Department of Housing and Community Development (DHCD), agreed on actions local governments and DHCD would take, incorporating the online MD Housing Search tool, to

implement key elements of the Fair Housing Group's FY 2017 affirmative fair housing marketing suggestions. Fair Housing Group and DHCD shared these actions with the BMC Housing Committee in December 2018.

- The Baltimore Regional Affordability Preservation Task Force held its fourth meeting in December 2018, learning about:
 - The stress that many multifamily properties are under because of high sales prices that put pressure on rents/affordability and maintenance budgets. Moving forward the Task Force will explore how local governments and the State of Maryland can structure assisted housing agreements in order to facilitate preservation.
 - How nearly 4,000 units of assisted housing have year-to-year subsidy contracts, meaning the advance notice provisions of State and federal law are crucial to any needed preservation effort. Our database documents about 2,500 units of formerly assisted housing that has been lost to the region's hard-unit assisted housing inventory.

ACTIONS TAKEN TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS. 91.220(K); 91.320(J)

Harford County continued to partner with and provide funding to nonprofit and for-profit developers of affordable housing to create housing opportunities for the low to moderate-income throughout Harford County. Harford County worked on the following strategies during the program year:

1. Funded Habitat for Humanity Susquehanna's Repair & Ramp Program to preserve and improve the physical condition of existing ownership housing and to promote accessible housing designs and upgrades for persons with disabilities.
2. Funded Habitat for Humanity to promote and support first -time homeownership opportunities for traditionally underserved populations.
3. Funded Faith Communities and Civic Agencies United (FCCAU) to provide funding for the operational support of an emergency shelter for homeless adults.
4. Funded Associated Catholic Charities, Inc. (Anna's House) to provide funding for the operational support of an emergency shelter for homeless families with children.
5. Funded The United Way of Central Maryland to provide direct services to individuals living in HUD funded - Continuum of Care Permanent Supportive Housing units located in Harford County, Maryland.
6. Funded SARC for the future expansion of the safe house for victims of domestic violence. This activity will pay for the planning and architectural phase of the project and future funding will support construction.

7. Funded ten local non-profits with grant-in-aid to provide housing and homeless prevention services.

ACTIONS TAKEN TO REDUCE LEAD-BASED PAINT HAZARDS. 91.220(K); 91.320(J)

Harford County recognizes that housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. For projects receiving CDBG and HOME Program funding to perform rehabilitation Harford County requires the following lead-based paint evaluation and hazard reduction, based upon the level of funding in the project:

1. Paint testing. The grantee or participating jurisdiction shall either perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities, or presume that all these painted surfaces are coated with lead-based paint.
2. Residential property receiving an average of up to and including \$5,000 per unit in Federal rehabilitation assistance. Each grantee or participating jurisdiction shall: (1) Conduct paint testing or presume the presence of lead-based paint and (2) Implement safe work practices during rehabilitation;
3. Residential property receiving an average of more than \$5,000 and up to and including \$25,000 per unit in Federal rehabilitation assistance. Each grantee or participating jurisdiction shall: (1) Conduct paint testing or presume the presence of lead-based paint; (2) Perform a risk assessment; (3) Perform interim controls; (4) Implement safe work practices.
4. Residential property receiving an average of more than \$25,000 per unit in Federal rehabilitation assistance. Each grantee or participating jurisdiction shall: (1) Conduct paint testing; (2) Perform a risk assessment; (3) Abate all lead-based paint hazards identified; and (4) Implement safe work practices during rehabilitation work in accordance with § 35.1350 and repair any paint that is disturbed and is known or presumed to be lead-based paint.

ACTIONS TAKEN TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES. 91.220(K); 91.320(J)

Harford County continues to partner and fund programs in our community that promote self-sufficiency. The assistance includes credit counseling, credit repair, budgeting, foreclosure prevention counseling, home ownership classes, and other counseling services as needed. Harford County continues to commit local funding to non-profits that provide homeless prevention programs and provide a much-needed safety net in the community for struggling households. Two new partners include Found in Faith Ministries which provides furniture and household goods free of charge and The Epicenter that offers free employment and housing case management services to low-income individuals.

Habitat for Humanity Susquehanna's CHDO first -time homebuyer program requires applicants to complete 8 hours of homebuyer counseling by a HUD certified provider, before being approved for a

home. This helps equip the first time homebuyers with financial skills to build household financial resources, which promote self-sufficiency.

ACTIONS TAKEN TO DEVELOP INSTITUTIONAL STRUCTURE. 91.220(K); 91.320(J)

Harford County Office of Community & Economic Development functions as the lead agency for community development and affordable housing programs in Harford County. As the lead agency, the Community Development Division plans, administers and implements the federally funded Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Program. Community Development also administers the state funded programs, such as Community Legacy.

Along with federal and state funding in FY2019 (FFY2018), Harford County Office of Community & Economic Development continued to provide approximately \$681,409 in local funding, through the County's Grant-In-Aid Program, to support human services providers. This program matches and supplements federal and state dollars as well as private donations to non-profits dealing with poverty issues. Each year this grant funding is made specifically to avoid duplication of services, encourage collaboration among agencies, and strategically plan the filling of gaps in services across the County, but especially in those neighborhoods/areas of high concentrations of poverty.

ACTIONS TAKEN TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES. 91.220(K); 91.320(J)

Harford County continues to use the regular bi-monthly meetings of the CoC Roundtable to promote collaboration and coordination among shelter providers, advocates, social service providers, educators, law enforcement and businesses. Harford County works closely with local nonprofit organizations and social service agencies to explore the feasibility of establishing additional transitional housing and/or permanent supportive housing facilities in the County and providing funding for existing programs:

- Operating costs for emergency shelters and transitional housing programs
- Permanent supportive housing for homeless persons
- Tenant-based rental assistance for homeless, formerly homeless and at-risk persons
- Homeless Management Information System (HMIS) serving all of Harford County's homeless persons and others accessing HMIS member agencies.

Case managers play a key role in linking clients with human service providers, developing appropriate individual service plans, providing referrals, accompanying clients on appointments, facilitating the placement of clients into housing, conducting routine follow-ups and home visits, and gauging progress on individual service plans.

IDENTIFY ACTIONS TAKEN TO OVERCOME THE EFFECTS OF ANY IMPEDIMENTS IDENTIFIED IN THE JURISDICTIONS ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE. 91.520(A)

See Appendix I, the Local Fiscal Year 2019 Actions to Affirmatively Further Fair Housing, attached to this document.

CR-40 - Monitoring 91.220 and 91.230

DESCRIBE THE STANDARDS AND PROCEDURES USED TO MONITOR ACTIVITIES CARRIED OUT IN FURTHERANCE OF THE PLAN AND USED TO ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED, INCLUDING MINORITY BUSINESS OUTREACH AND THE COMPREHENSIVE PLANNING REQUIREMENTS

In accordance with Federal regulations and requirements, Harford County Office of Community & Development performs regular monitoring of entities receiving Federal HUD funds from Harford County through the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program.

The goal of the monitoring is to ensure that sub-recipients and grantees comply with all regulations governing their administrative, financial, and programmatic operations, and ensure that performance objectives are achieved within schedule and budget. Additionally, statutory requirements such as minority outreach, Davis Bacon, Section-3, etc. required within project activity are reviewed for program compliance.

Harford County utilizes risk analysis methodology to assess the relative risk that program participation poses to Harford County and to HUD. The process provides County staff with consistent data to develop monitoring strategies and to manage the risk associated with federally funded projects.

Harford County's risk analysis methodology involves analyzing available data from grant sub-recipients in five key areas:

1. **Financial** - The extent to which program participants account for and manage financial resources in accordance with approved financial management standards. Financial risk also assesses the amount of potential monetary exposure to the County.
2. **Physical** - The extent to which the HUD-funded physical assets are maintained and operated according to established standards.
3. **Management** - The extent to which the program participant has the capacity to carry out HUD programs according to established requirements.
4. **Satisfaction** - Extent to which clients express satisfaction or dissatisfaction with the delivery of program services.
5. **Services** - The extent to which HUD program participants effectively and efficiently deliver service to intended beneficiaries/ clientele.

The effectiveness of the County's programs is largely dependent on how well HUD policies and program requirements are implemented. In general, the overall objective of the County's risk analysis is to allocate a larger share of monitoring resources to those program functions posing the highest risk.

Documentation: Communicating the results of monitoring is essential for improving the performance of HUD programs and enhancing the capacity of program participants. It is also valuable in expressing the County's position on participant performance. Conclusions made during the monitoring are summarized orally in the exit conference and followed-up in writing to the participant. Verbal communication is summarized, documented and included in the monitoring file/data system. Conclusions are supported by documented evidence and/or observations.

CITIZEN PARTICIPATION PLAN 91.105(D); 91.115(D)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Harford County, Maryland, in accordance with the U.S. Department of Housing and Urban Development (HUD) regulations found at 24 CFR Part 91, Section 105, has developed a Citizen Participation Plan. The citizen participation and consultation process is an essential component in the development of Harford County's Consolidated Plan. It is a process designed to solicit maximum input from public agencies, nonprofits organizations, financial institutions, and the general public. The purpose of the citizen participation plan is to ensure that those most affected by Harford County's community planning and development programs will be involved in the consolidating process.

Harford County solicited input from many groups during the consolidated planning process, including but not limited to, advocacy groups for the disabled, the homeless, and the elderly; nonprofit housing and developers and community housing development organizations; public agencies; banks and other lending institutions; nonprofit public service providers; advocacy groups for affordable and supportive housing; and the general public.

In accordance with federal requirements, Harford County's Consolidated Annual Performance Report submission was released for a fifteen (15) day public comment period commencing on September 1, 2019 and continuing through September 15, 2019.

Copies of the report were made available at the both locations of the Harford County Office of Community & Economic Development, the City of Havre de Grace, the City of Aberdeen, the Town of Bel Air, at each Harford County Public Library branch, and on the Harford County Government website www.harfordcountymd.gov. Copies of the report were also available in an alternative format or language by contacting Harford County Office of Community & Economic Development at 410-638-3045.

Public Comment on the FY2019 (FFY2018) Consolidated Annual Performance and Evaluation Report (CAPER) was held on the following date, time, and location listed:

September 11, 2019 @ 1:00 p.m.

Harford County Office of Community & Economic Development

15 South Main Street

Bel Air, Maryland 21014

Harford County currently only publishes notices in English. The notice does provide information on language accommodations. In an effort to reach out to Spanish speaking residents, Harford County partners with LASOS, Inc. (Linking All So Others Succeed) a local non-profit whose mission is to provide all the resources needed by non-English speaking residents to support integration into the American society. LASOS is a member of the Harford Roundtable and receives all communications and notices from this office, which they can translate and disseminate in the community.

CR-45 - CDBG 91.520(c)

SPECIFY THE NATURE OF, AND REASONS FOR, ANY CHANGES IN THE JURISDICTION'S PROGRAM OBJECTIVES AND INDICATIONS OF HOW THE JURISDICTION WOULD CHANGE ITS PROGRAMS AS A RESULT OF ITS EXPERIENCES.

Harford County had no changes to our jurisdiction's program objectives.

DOES THIS JURISDICTION HAVE ANY OPEN BROWNFIELDS ECONOMIC DEVELOPMENT INITIATIVE (BEDI) GRANTS?

No

[BEDI GRANTEES] DESCRIBE ACCOMPLISHMENTS AND PROGRAM OUTCOMES DURING THE LAST YEAR.

CR-50 - HOME 91.520(d)

INCLUDE THE RESULTS OF ON-SITE INSPECTIONS OF AFFORDABLE RENTAL HOUSING ASSISTED UNDER THE PROGRAM TO DETERMINE COMPLIANCE WITH HOUSING CODES AND OTHER APPLICABLE REGULATIONS

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Harford County had three (3) affordable rental housing projects developed by Harford Family House that required the annual on-site inspection to be conducted. The units continue to meet all basic housing quality standards as required by HUD. Harford County verifies affordability information on rents and incomes submitted by owners annually during the inspection process. The current tenant rents for the Harford Family House CHDO rental properties are as follows:

- 280 Center Deen Street, Aberdeen (3 bedroom) – Household is African American/Non-Hispanic, extremely low-income and pays \$0 rent – Inspected on March 15, 2018.
- 131 Darlington Street, Aberdeen (3 bedroom) – Household is White/Non-Hispanic, pays \$131 rent – Inspected on October 15, 2018.
- 3 Swan Street, Aberdeen (3 bedroom) – Household is African American/Non-Hispanic, pays \$300 rent – Inspected on June 24, 2019.
- All rents met HUD's requirements.

Harford County also has two (2) HOME assisted affordable rental units in Riverwoods at Tollgate, a multi-family rental project. The current rents on the Riverwoods units are:

- Unit 3813 - Household is African American/Non-Hispanic, extremely low-income, and pays \$167 rent
- Unit 3815 - Household is African American/Non-Hispanic, extremely low-income, and pays \$277 rent
- All rents met HUD's requirements.

PROVIDE AN ASSESSMENT OF THE JURISDICTION'S AFFIRMATIVE MARKETING ACTIONS FOR HOME UNITS. 92.351(B)

Under 92.351(a), Harford County's affirmative marketing requirements are as follows.

Harford County, in order to communicate the availability of housing and services on a nondiscriminatory basis to all persons and to affirmatively reach minorities and special needs populations, requires that all participants (housing provider, developer, public agencies) comprehensively detail their efforts to meet and maintain affirmative marketing standards in the following areas:

- Development of advertising/marketing campaign for publicizing the availability of housing units to the public with appropriate focus to minorities and special needs populations.

- Establishment of a process to evaluate the success/failure of the marketing program with regards to use of media, number of placements, budget and timetable.
- Designation of a staff person with oversight responsibility for marketing campaign and the evaluation process of the marketing program

Additionally, as a general requirement for any HOME Program funded activity, the participant is required to:

- Publish the existence of the affirmative marketing program directly to both the general public and to the minority and special needs populations.
- Publish advertising and publications notice of availability of housing on a nondiscriminatory basis in local print media, including but not limited to "The Aegis" newspaper.
- Include the official "HUD FHEO" logo in a prominent, visible position in all descriptive literature, in all forms of advertising and in visible locations in all places of business.
- Ensure that fair and nondiscriminatory use of human models is made in all advertising of any housing opportunity, service or program
- Maintain appropriate record of its nondiscriminatory practices regarding outreach, sales and rentals to minorities and special needs populations, recruitment and employment of staff, contracting of services and advertising. Provide appropriate educational training and materials to all sales staff pertaining to their responsibilities under the Fair Housing laws.

Assessment of Affirmative Marketing Actions : Harford County believes that its policies and procedures regarding affirmative marketing are sufficient to ensure a fair and nondiscriminatory process, targeting those individuals and families least likely to apply, in order to make them aware of available affordable housing opportunities.

However, Harford County, recognizing that its affirmative marketing plan can be improved, is currently working with the Fair Housing sub-committee of the Baltimore regional housing group to develop standards that all counties would incorporate into our Affirmative Marketing Policies.

Those proposed standards include: (1) establishing waiting lists for initial lease up or homeownership program eligibility; and (2) maintaining and evaluating waiting lists. With respect to homeownership and rental units, Harford County would establish a waiting list process for initial sales that provides those populations who have been determined least likely to be served in the development's market area an opportunity to become aware of the units, learn about them, and gain access to the waiting list at the same time as those populations already likely to be served in the project market area.

REFER TO IDIS REPORTS TO DESCRIBE THE AMOUNT AND USE OF PROGRAM INCOME FOR PROJECTS, INCLUDING THE NUMBER OF PROJECTS AND OWNER AND TENANT CHARACTERISTICS

There were no projects funded with HOME PI during the past year.

DESCRIBE OTHER ACTIONS TAKEN TO FOSTER AND MAINTAIN AFFORDABLE HOUSING.

91.220(K) (STATES ONLY: INCLUDING THE COORDINATION OF LIHTC WITH THE DEVELOPMENT OF AFFORDABLE HOUSING). 91.320(J)

Harford County remains focused on revitalizing low-income areas and maintaining affordable housing, resulting in much of the affordable homebuyer and rental housing in areas along the Rt. 40 corridor as well as communities of opportunity. Harford County invested \$200,000 of HOME match in the development of a 54-unit multi-family rental project that was awarded LIHTC tax credits. Rock Spring Station, scheduled to open this fall, will have one floating HOME unit and eleven Section 811 units.

During the program year, Harford County partnered with Habitat for Humanity Susquehanna, a local CHDO for the development of affordable housing targeting first-time homebuyers. Harford County continues to make progress in meeting its specific objective of providing affordable housing assistance to low and moderate-income households. With respect to affordable rental units, Harford County continues to monitor five HOME funded rental units that are occupied by extremely low and low-income renters.

Harford County's HOME and CDBG funds will allow CHDOs and subrecipients to develop affordable housing activities. These activities include building homeowner units affordable for low-moderate-income homebuyers and the rehabilitation of homeowner-occupied units allowing the residents to stay in their homes. The use of these federal resources will continue to address the current housing and community development needs of our low to moderate-income population, while remaining aligned with the goals outlined in our Consolidated Plan.

Attachment

PR26 - Harford County

	Office of Community Planning and Development	DATE	06-08-18
	U.S. Department of Housing and Urban Development	TITLE	9-11
	Integrated Disbursement and Information System	PAGE	31
	HUD - CDBG Financial Summary Report Program Year 2018 HARFORD COUNTY, MD		

PART II: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	1,058,059.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	20,210.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SL TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM LINES 01-07)	1,078,269.00

PART IIb: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	511,852.36
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	511,852.36
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	123,670.52
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 12-14)	635,522.88
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	442,746.12

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	511,852.36
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	511,852.36
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEAR(S) COVERED IN CERTIFICATION	<div> <div> FY: </div> <div> FY: </div> <div> FY: </div> </div>
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	116,490.48
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 + LINE 29 + LINE 30)	116,490.48
32 ENTITLEMENT GRANT	1,058,059.00
33 PRIOR YEAR PROGRAM INCOME	661,480.95
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,714,529.95
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	6.77%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	123,670.52
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 + LINE 39 + LINE 40)	123,670.52
42 ENTITLEMENT GRANT	1,058,059.00
43 CURRENT YEAR PROGRAM INCOME	20,210.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,078,269.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	11.47%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17
 Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18
 Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED ON THE COMPUTATION OF LINE 19

Plan Year	BDIS Project	BDIS Activity	Voucher Number	Activity Name	Matrix Code	Maternal Objective	Drawn Amount
2017	1	896	6185411	Harford Center Public Facilities & Improvements	03B	LHC	\$9,000.00
2017	2	896	6204304	Harford Center Public Facilities & Improvements	03B	LHC	\$43,087.00
2017	1	896	6227280	Harford Center Public Facilities & Improvements	03B	LHC	\$7,694.87
2017	3	891	6173330	ARC Group Home ADA Improvements	03B	LHC	\$7,000.00
2017	15	911	6167910	Emergency Shelter Expansion (Planning Phase)	03C	Matrix Code	\$66,777.87
2017	15	911	6240243	Emergency Shelter Expansion (Planning Phase)	03C	LHC	\$43,360.14
					03C	LHC	\$21,815.00
					03C	Matrix Code	\$85,375.34
2017	9	920	6204852	Town of Bel Air-Armory ADA Project	03E	LHA	\$39,434.00
					03E	Matrix Code	\$39,434.00
2017	8	925	6173336	East Bel Air Avenue Sidewalk/ADA	03L	LHA	\$87,131.00
					03L	Matrix Code	\$87,131.00
2017	12	895	6204304	HMS Public Service Project FY2018/FY2017	03T	LHC	\$350.00
2017	11	895	6240238	HMS Public Service Project FY2018/FY2017	03T	LHC	\$4,922.50
2017	11	895	6245710	HMS Public Service Project FY2018/FY2017	03T	LHC	\$1,947.50
2018	4	928	6204304	FCCA-Public Service	03T	LHC	\$22,011.91
2018	4	928	6216346	FCCA-Public Service	03T	LHC	\$14,325.03
2018	4	928	6227280	FCCA-Public Service	03T	LHC	\$6,274.73
2018	4	928	6240238	FCCA-Public Service	03T	LHC	\$8,221.06
2018	4	928	6245710	FCCA-Public Service	03T	LHC	\$6,055.03
2018	4	928	6258336	FCCA-Public Service	03T	LHC	\$6,791.11
2018	4	928	6271463	FCCA-Public Service	03T	LHC	\$1,321.11
2018	5	929	6204304	Anna's House Public Service	03T	LHC	\$7,437.00
2018	5	929	6216346	Anna's House Public Service	03T	LHC	\$1,368.00
2018	5	929	6227280	Anna's House Public Service	03T	LHC	\$4,178.00
2018	5	929	6240238	Anna's House Public Service	03T	LHC	\$1,581.00
2018	5	929	6245710	Anna's House Public Service	03T	LHC	\$10,870.00
2018	5	929	6258336	Anna's House Public Service	03T	LHC	\$4,942.00
2018	5	929	6271463	Anna's House Public Service	03T	LHC	\$8,349.00
2018	6	931	6216346	United Way Case Management Public Service	03T	LHC	\$1,932.48
2018	6	931	6227280	United Way Case Management Public Service	03T	LHC	\$2,013.00
					03T	Matrix Code	\$4,945.48
2017	1	927	6173336	Habitat 906 Hillwood Road Repair	14A	LHH	\$2,307.14
2018	3	934	6216346	Habitat 623 Silverbell Repair	14A	LHH	\$495.00
2018	3	936	6216346	Habitat 712 S. Washington Repair	14A	LHH	\$1,132.28
2018	3	938	6216346	Habitat 114 Redbud Repair	14A	LHH	\$1,760.00
2018	3	940	6227280	Habitat 120 Hopkins Road Repair	14A	LHH	\$9,925.00
2018	3	942	6227280	Habitat 1527 Overview Drive Repair	14A	LHH	\$2,529.70
2018	3	944	6240238	Habitat - 1030 Erwin - repair	14A	LHH	\$6,525.00
2018	3	946	6240238	Habitat - 903 Pennwood - repair	14A	LHH	\$8,660.00
2018	3	948	6240238	Habitat 2111 Thomas Run Repair	14A	LHH	\$6,500.00
2018	3	951	6240238	Habitat 749 Darnville Circle - Repair	14A	LHH	\$8,060.00
2018	3	952	6240238	Habitat - 3003 Gosh Hill Road - Admin	14A	LHH	\$488.34
2018	3	953	6240238	Habitat 3008 - Gosh Hill - Project	14A	LHH	\$8,128.00
2018	3	954	6240238	Habitat - 3405 James Run Road - repair	14A	LHH	\$8,112.00
2018	3	956	6245710	Habitat - 190 Laurel Valley Court - repair	14A	LHH	\$2,760.00
2018	3	958	6258336	Habitat 803 Joyce Ct. - Repair	14A	LHH	\$5,770.00



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Data Warehouse and Information System
 FY2019 - CDBG Financial Summary Report
 Program Year 2018
 HARFORD COUNTY, MD

DATE: 02-16-19

TIME: 9:11

PAGE: 3

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	3	960	6271463	Habitat-3619 Conowingo Rd. Repair	14A	LMI	\$9,948.00
2018	3	962	6271463	Habitat-323 Sylum Ridge Road Repair	14A	LMI	\$14,050.00
2018	3	964	6271463	Habitat-617 Red Oak Drive Repair	14A	LMI	\$9,085.29
2018	3	966	6271463	Habitat-1810 John Drive Repair	14A	LMI	\$9,920.00
2018	3	968	6271463	Habitat-106 Riddle Drive Repair	14A	LMI	\$1,355.00
					14A	Matrix Code	\$124,981.79
2017	1	926	6173336	Habitat 986 Hillwood Road Admin	14H	LMI	\$573.47
2018	3	933	6216346	Habitat 523 Silverbell Admin	14H	LMI	\$193.56
2018	3	935	6216346	Habitat 712 S Washington Admin	14H	LMI	\$421.92
2018	3	937	6216346	Habitat 114 Redwood Admin	14H	LMI	\$352.77
2018	3	939	6227280	Habitat 120 Hopkins Road Admin	14H	LMI	\$782.45
2018	3	941	6227280	Habitat 1527 Clearview Drive Admin	14H	LMI	\$810.77
2018	3	945	6240238	Habitat - 1830 Erwin - Admin	14H	LMI	\$899.58
2018	3	947	6240238	Habitat - 983 Pentwood - Admin	14H	LMI	\$749.30
2018	3	949	6240238	Habitat 2111 Thomas Run Admin	14H	LMI	\$627.02
2018	3	950	6240238	Habitat - 749 Danville - Admin	14H	LMI	\$990.86
2018	3	955	6240238	Habitat - 3405 James Run Road - Admin	14H	LMI	\$749.30
2018	3	957	6243710	Habitat - 150 Laurel Valley Court - Admin	14H	LMI	\$497.04
2018	3	959	6258336	Habitat-903 Joyce Ct - Admin	14H	LMI	\$549.98
2018	3	961	6258336	Habitat-3619 Conowingo Rd Admin	14H	LMI	\$670.26
2018	3	963	6271463	Habitat-323 Sylum Ridge Road Admin	14H	LMI	\$852.18
2018	3	965	6271463	Habitat-617 Red Oak Drive Admin	14H	LMI	\$791.54
2018	3	967	6271463	Habitat-1810 John Drive Admin	14H	LMI	\$847.62
2018	3	969	6271463	Habitat-106 Riddle Drive Admin	14H	LMI	\$427.70
					14H	Matrix Code	\$11,862.32
Total							\$511,862.86

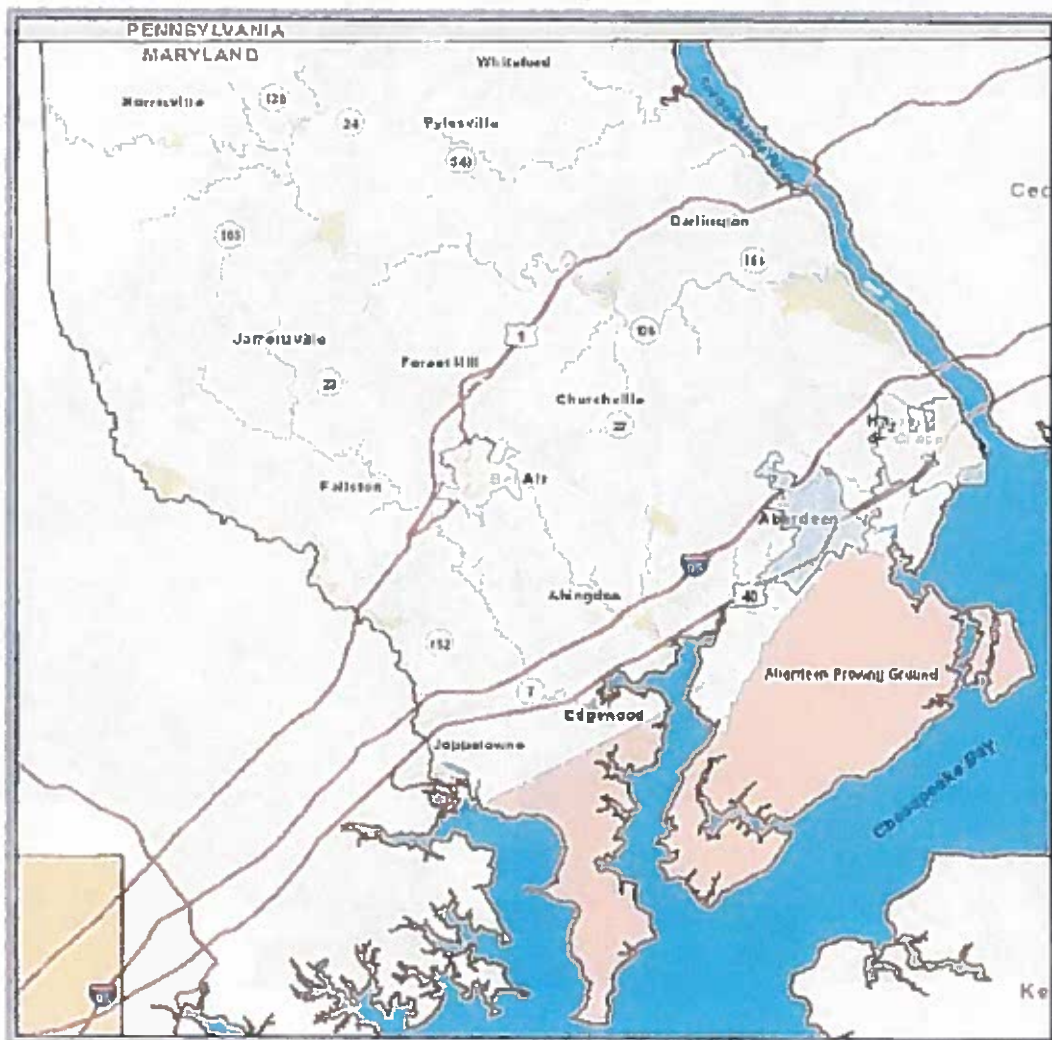
LINE 27 DETAIL ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	12	895	6204301	HMS Public Service Project FY2018/FY2017	03T	LMI	\$350.00
2017	12	895	6240238	HMS Public Service Project FY2018/FY2017	03T	LMI	\$4,982.60
2017	12	895	6245710	HMS Public Service Project FY2018/FY2017	03T	LMI	\$3,547.50
2018	4	929	6204301	FCCA Public Service	03T	LMI	\$22,011.81
2018	4	929	6216346	FCCA Public Service	03T	LMI	\$14,226.03
2018	4	929	6227280	FCCA Public Service	03T	LMI	\$8,274.75
2018	4	929	6240238	FCCA Public Service	03T	LMI	\$8,221.08
2018	4	929	6245710	FCCA Public Service	03T	LMI	\$8,039.03
2018	4	929	6258336	FCCA Public Service	03T	LMI	\$6,791.11
2018	4	929	6271463	FCCA Public Service	03T	LMI	\$1,321.77
2018	5	929	6204301	Anna's House Public Service	03T	LMI	\$7,437.00
2018	5	929	6216346	Anna's House Public Service	03T	LMI	\$1,388.00
2018	5	929	6227280	Anna's House Public Service	03T	LMI	\$4,178.00
2018	5	929	6240238	Anna's House Public Service	03T	LMI	\$1,581.00
2018	5	929	6245710	Anna's House Public Service	03T	LMI	\$10,870.00
2018	5	929	6258336	Anna's House Public Service	03T	LMI	\$4,942.00
2018	5	929	6271463	Anna's House Public Service	03T	LMI	\$8,349.00
2018	6	931	6216346	United Way Case Management Public Service	03T	LMI	\$1,932.48
2018	6	931	6227280	United Way Case Management Public Service	03T	LMI	\$2,213.00
					03T	Matrix Code	\$326,490.48
Total							\$118,490.48

LINE 37 DETAIL ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

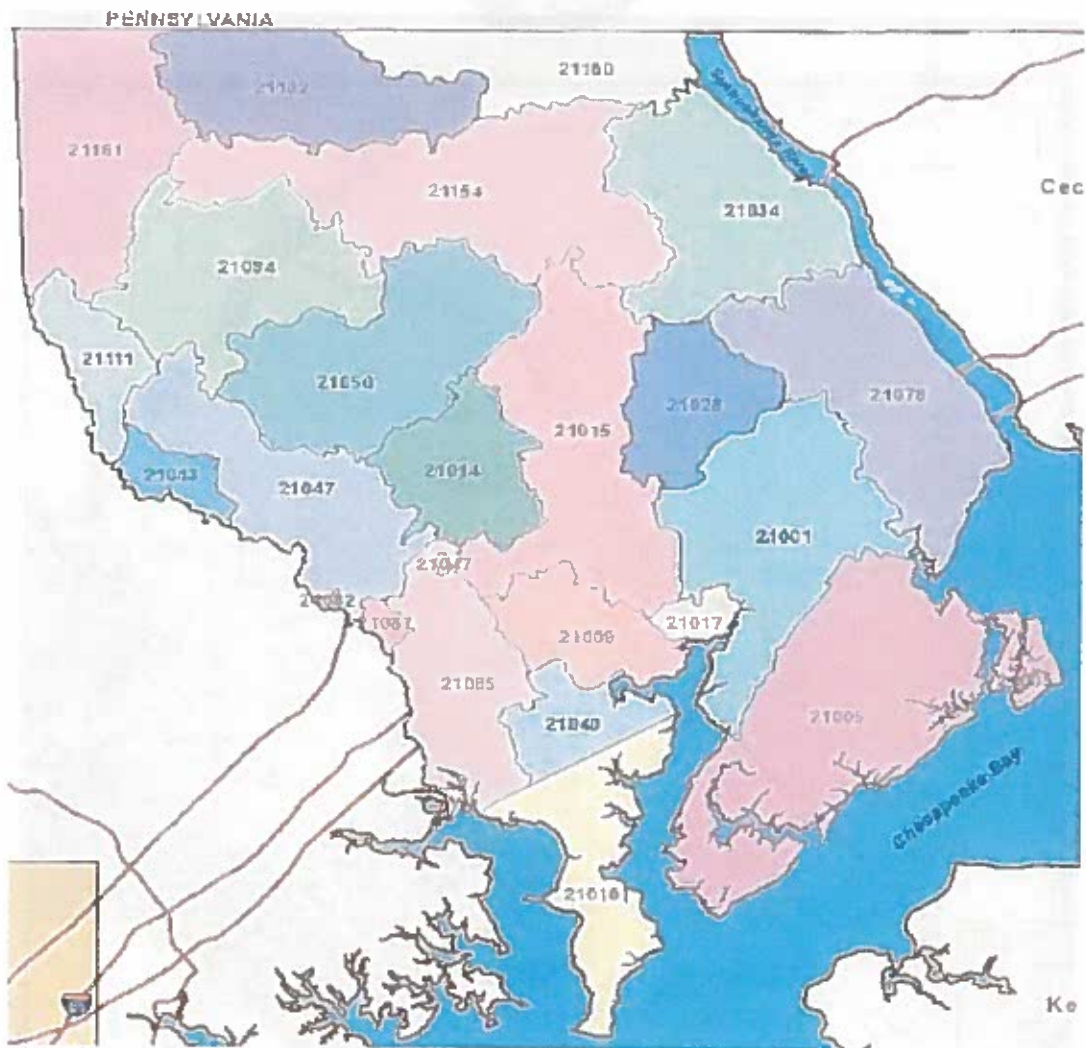
Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2015	15	029	6177682	CDBG Administration	21A		\$16,000.00
2015	15	029	6193588	CDBG Administration	21A		\$5,478.00
2015	15	029	6204004	CDBG Administration	21A		\$8,508.00
2015	15	029	6216346	CDBG Administration	21A		\$3,625.00
2015	15	029	6227280	CDBG Administration	21A		\$4,161.78
2016	11	018	6177682	Planning & Administration	21A		\$2,680.00
2016	11	018	6195254	Planning & Administration	21A		\$15,000.00
2016	11	018	6204304	Planning & Administration	21A		\$1,000.00
2016	11	018	6216346	Planning & Administration	21A		\$6,000.00
2016	11	018	6227280	Planning & Administration	21A		\$7,310.22
2016	11	018	6240317	Planning & Administration	21A		\$20,873.00
2016	11	018	6258336	Planning & Administration	21A		\$2,910.00
2016	11	018	6271586	Planning & Administration	21A		\$17,539.63
					21A	Matrix Code	\$108,974.63
2017	6	002	6173308	BNI Fair Housing Activity FFY2017	21D		\$2,349.69
2018	10	932	6104852	BMC Regional All Consultant & Coordinator	21D		\$8,750.00
2018	10	932	6271582	BMC Regional All Consultant & Coordinator	21D		\$2,600.00
					21D	Matrix Code	\$10,699.69
Total							\$123,670.52

Geographic Overview



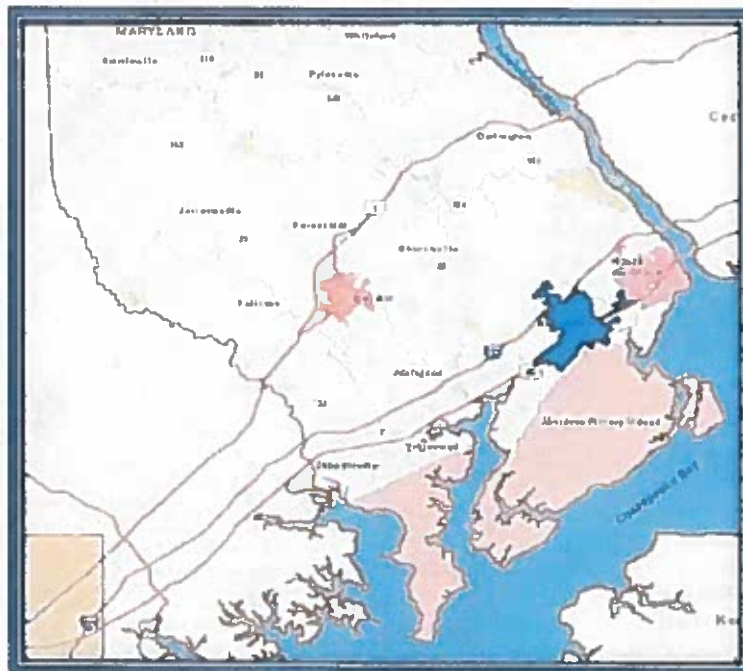
Source: Harford County Department of Planning & Zoning, GIS

ZIP CODES



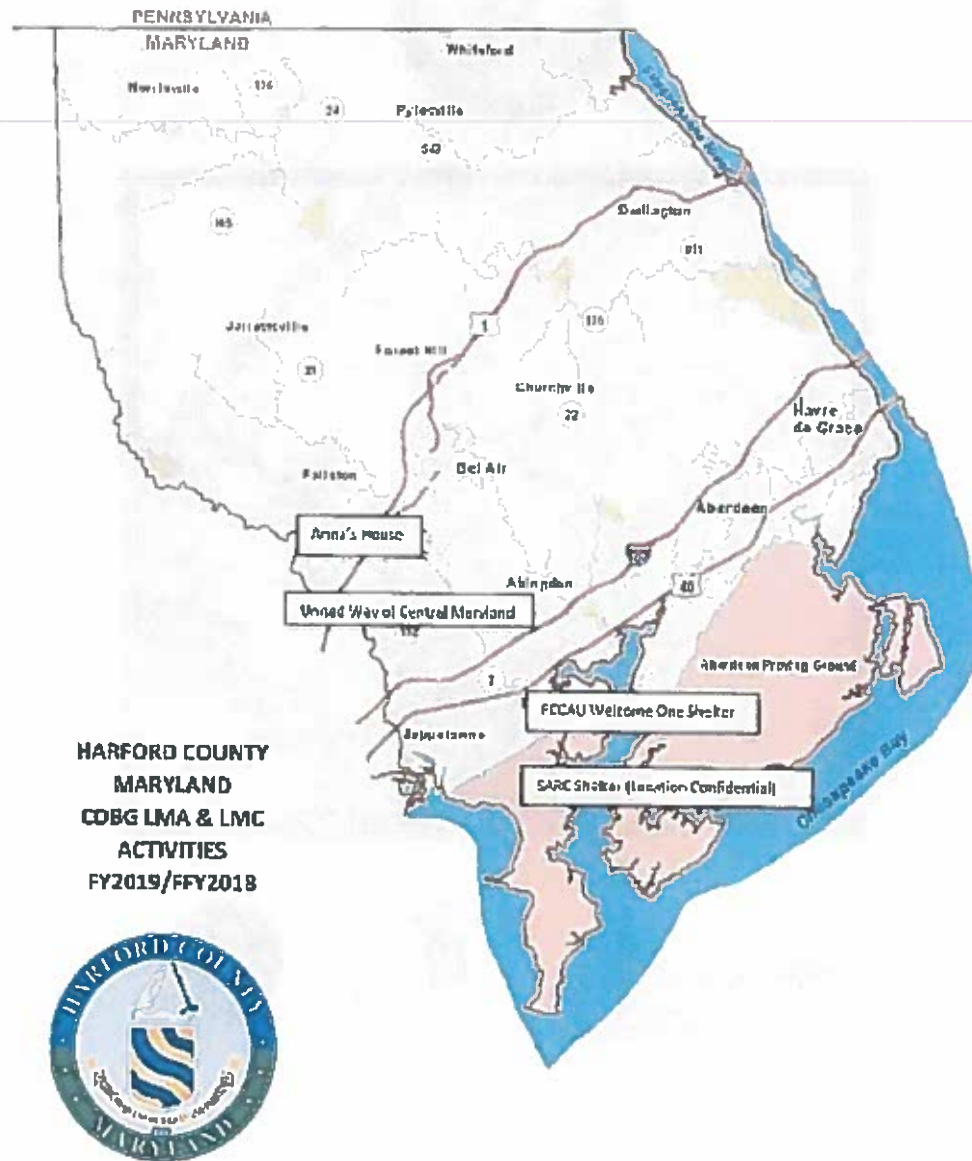
Source: Harford County Department of Planning & Zoning, GIS

MUNICIPALITIES

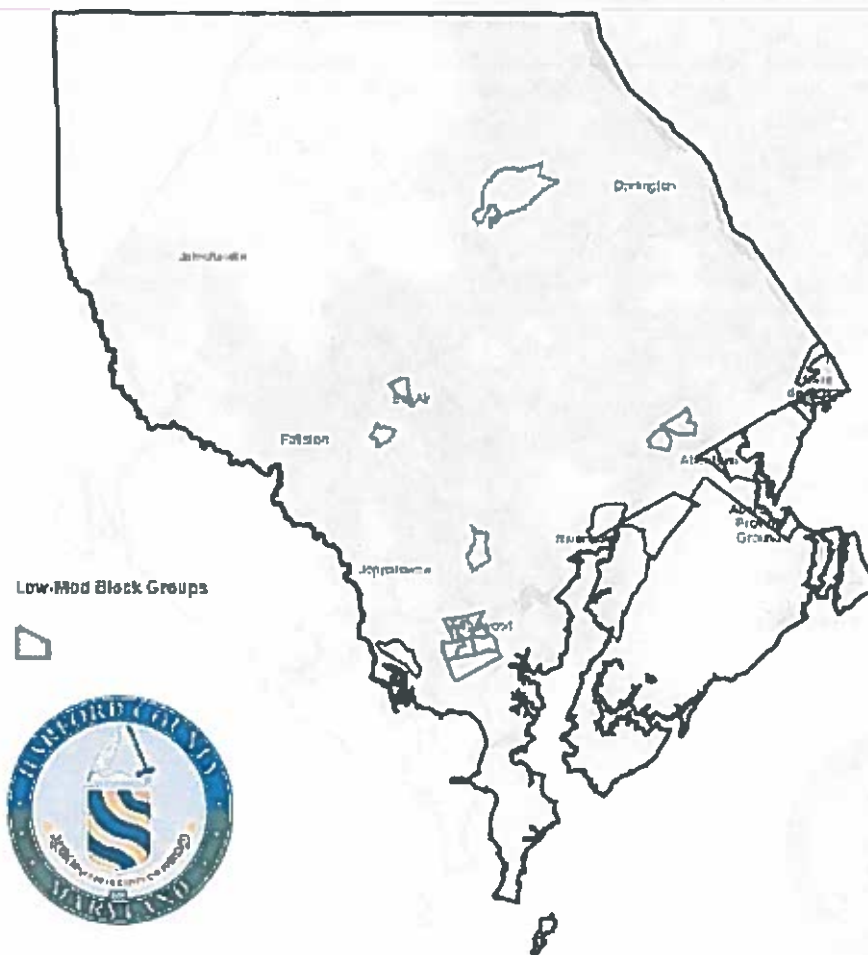


Source: Harford County Department of Planning & Zoning, GIS

CDBG ACTIVITIES

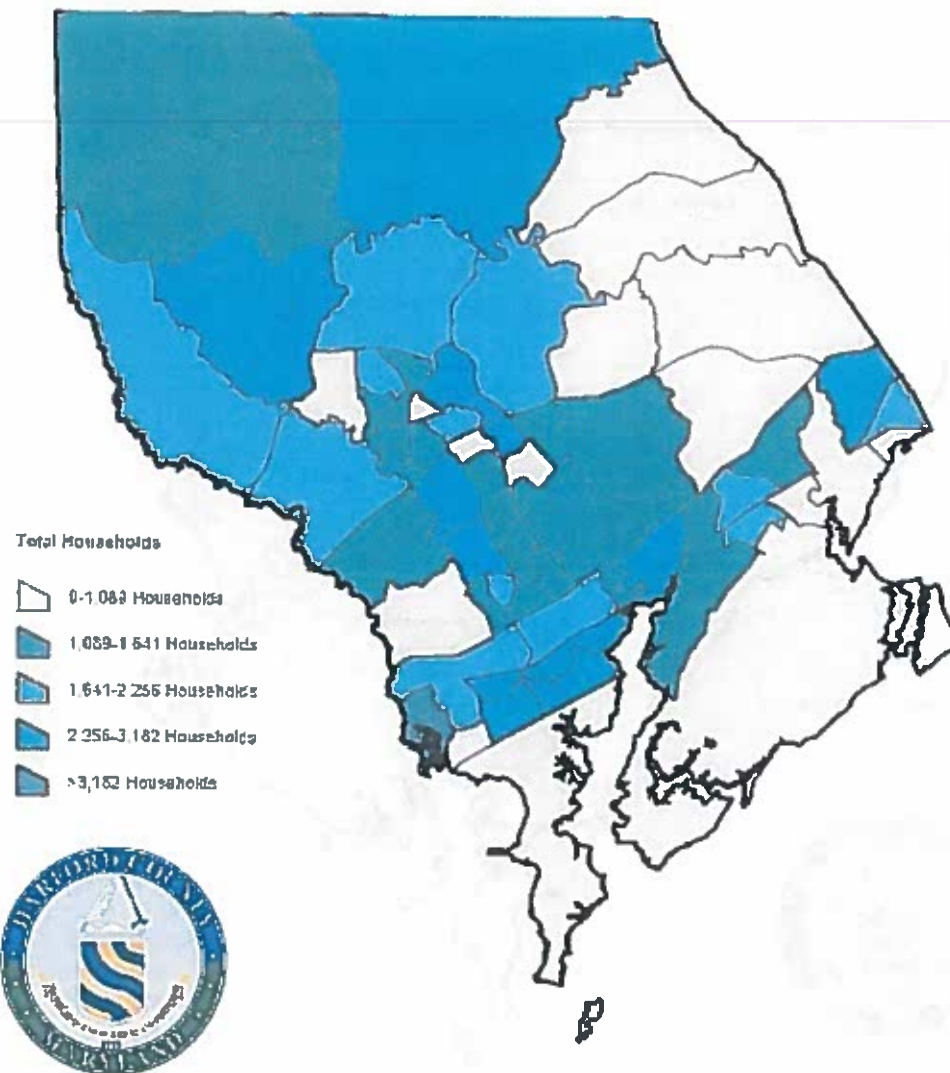


Low/Mod Census Tracts



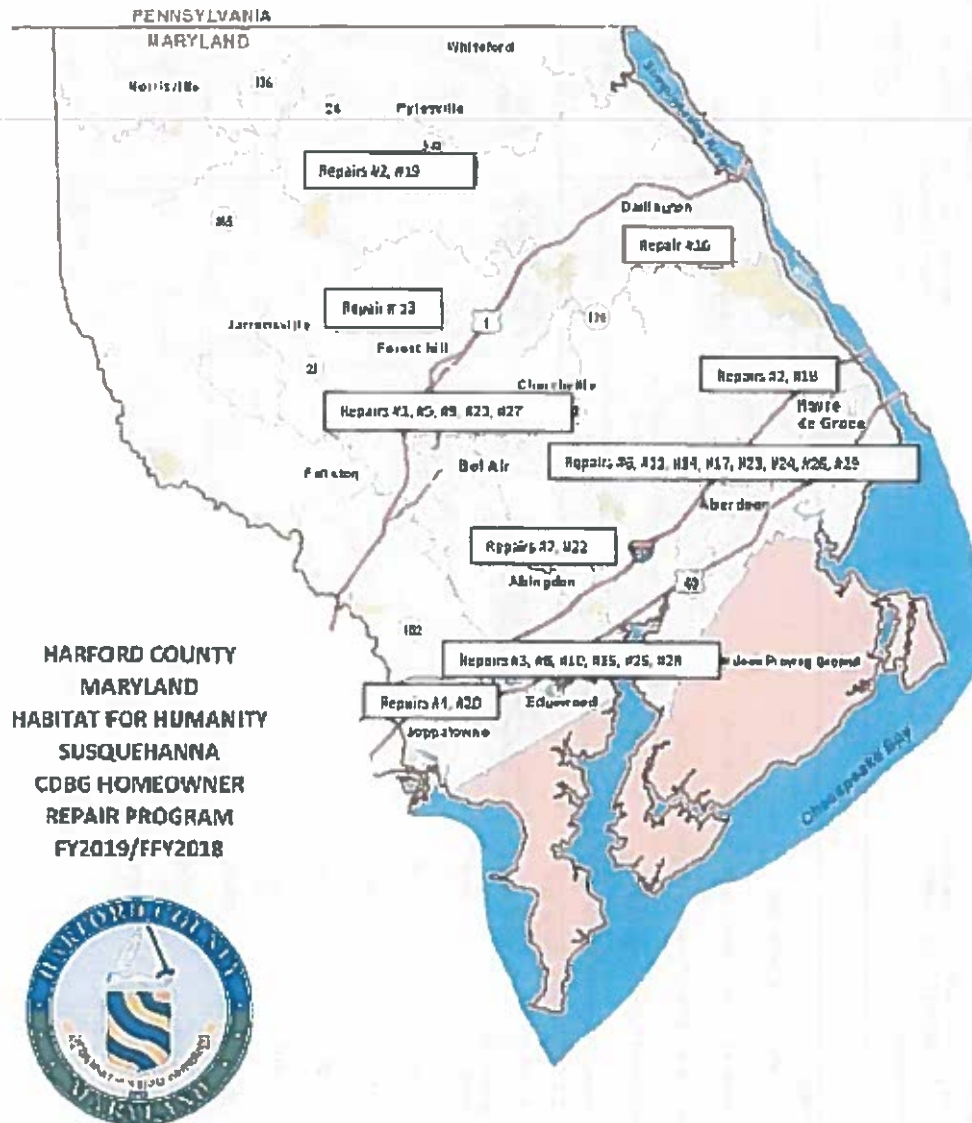
Source: U.S. Department of Housing and Urban Development, CPD Maps

Total Households by Census Tract



Source: U.S. Department of Housing and Urban Development, CPD Maps

HOMEOWNER REPAIRS



HOME Match Report

HOME Match Report

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

HOME Match Report

OMB Control No. 2506-0117 (exp. 06/30/2018)

CMR Approval No. 2506-0171
(exp. 12/31/2012)

Part I: Participant Identification				Match Contributions for Fiscal Year (yyyy)				
1. Participant No. (assigned by HUD)	2. Name of the Participating Jurisdiction	3. Name of Contact (person completing this report)	4. Contact's Phone Number (include area code)	5. Match Contributions for Fiscal Year (yyyy)	6. Match Contributions for Fiscal Year (yyyy)			
M18-UC-240202	Harford County, Maryland	Bernarda Richardson	410-538-3045	2018	2019			
15 South Main Street								
City		State		Zip Code				
Bel Air		MD		21034				
Part II: Fiscal Year Summary								
1. Excess match from prior Federal fiscal year								
				\$	2045308			
2. Match contributed during current Federal fiscal year (see Part III.B.)								
				\$	271442			
3. Total match available for current Federal fiscal year (line 1 + line 2)								
				\$	2316888			
4. Match liability for current Federal fiscal year								
				\$	72809			
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)								
				\$	2244080			
Part III: Match Contribution for the Federal Fiscal Year								
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal source)	4. Forfeiture Taxes, Fees, Charges	5. Aggregated Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Demanded Labor	8. Bond Financing	9. Total Match
601 B. Stokes	02/04/2019	15000						15000
503 S. Stokes	02/02/2019	17168						17168
505 S. Stokes	10/21/2018	10000						10000
507 S. Stokes	01/12/2019	25000						25000
509 S. Stokes	01/12/2019	25000						25000
511 S. Stokes	01/12/2019	25000						25000
514 Freedom	10/21/2018	37000						37000
Harford County	11/28/18	117274						117274

Form HUD-40107-A (12/04)

Page 1 of 4 pages

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number.

The HOME Making Progress a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME underlying income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title III of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipient of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality where public disclosure is not required.

Instructions for the HOME Match Report

Applicability:

The HOME Match Report is part of the HOME APR and must be filled out by every participating jurisdiction that incurred a match liability. Match liability occurs when F-Y 1993 funds (or subsequent year funds) are drawn down from the U.S. Treasury for HOME projects. A participating jurisdiction (PJ) may want to count match contributions as of the beginning of Federal Fiscal Year 1993 (October 1, 1992). A jurisdiction not required to submit this report, either because it did not incur any match or because it had a full match reduction, may submit a HOME Match Report if it wishes. The match would count as excess match that is carried over to subsequent years. The match reported on this form must have been contributed during the reporting period (between October 1 and September 30).

Timing:

This form is to be submitted as part of the HOME APR on or before December 31. The original is sent to the HUD Field Office. One copy is sent to the

Office of Affordable Housing Programs, CCH:
Room 7176, HUD, 451 7th Street, S.W.
Washington, D.C. 20410.

The participating jurisdiction also keeps a copy.

Instructions for Part III:

1. Excess match from prior Federal fiscal year: Excess match carried over from prior Federal fiscal year.
2. Match contributed during current Federal fiscal year: The total amount of match contributions for all projects listed under Part III in column 9 for the Federal fiscal year.

3. Total match available for current Federal fiscal year: The sum of excess match carried over from the prior Federal fiscal year (Part II, line 1) and the total match contribution for the current Federal fiscal year (Part II, line 2). This sum is the total match available for the Federal fiscal year.

4. Match liability for current Federal fiscal year: The amount of match liability is available from HUD and is provided periodically to PJ. The match must be provided in the current year. The amount of match that must be provided is based on the amount of HOME funds drawn from the U.S. Treasury for HOME projects. The amount of match required equals 25% of the amount drawn down for HOME projects during the Federal fiscal year. Excess match may be carried over and used to meet match liability for subsequent years (see Part II, line 5). Funds drawn down for administrative costs, CHDO operating expenses, and CHDO capacity building do not have to be matched. Funds drawn down for CHDO seed money and/or technical assistance loans do not have to be matched if the project does not go forward. A jurisdiction is allowed to get a partial reduction (30%) of match if it meets one of two statutory distress criteria, indicating "fiscal distress" or else a full reduction (100%) of match if it meets both criteria, indicating "severe fiscal distress." The two criteria are poverty rate (must be equal to or greater than 125% of the average national family poverty rate to qualify for a reduction) and per capita income (must be less than 75% of the national average per capita income to qualify for a reduction). In addition, a jurisdiction can get a full reduction if it is declared a disaster area under the Robert T. Stafford Disaster Relief and Emergency Act.

5. Excess match carried over to next Federal fiscal year: The total match available for the current Federal fiscal year (Part II, line 3) minus the match liability for the current Federal fiscal year (Part II, line 4). Excess match may be carried over and applied to future HOME project match liability.

Instructions for Part III:

1. Project No. or Other ID: "Project number" is assigned by the CMI System when the PJ makes a project set up call. These projects involve at least some Treasury funds. If the HOME project does not involve Treasury funds, it must be identified with "other ID" as follows: the fiscal year (last two digits only), followed by a number (starting from "01" for the first non-Treasury-funded project of the fiscal year), and then at least one of the following abbreviations: "SF" for project using shortfall funds, "PI" for projects using program income, and "NON" for non-HOME-assisted affordable housing. Example: 93.01.SF, 93.02.PI, 93.03.NON, etc.

Shortfall funds are non-HOME funds used to make up the difference between the participation threshold and the amount of HOME funds allocated in the PJ; the participation threshold requirement applies only in the PJ's first year of eligibility. (§92.102)

Program income (also called "replenish income") is any return on the investment of HOME funds. This income must be deposited in the jurisdiction's HOME account to be used for HOME projects. (§92.503(b))

Non-HOME-assisted affordable housing is investment in housing not assisted by HOME funds that would qualify as "affordable housing" under the HOME Program definitions. "NON" funds must be contributed to a specific project; it is not sufficient to make a contribution to an entity engaged in developing affordable housing. [§92.219(h)]

2. **Date of Contributions:** Enter the date of contribution. Multiple entries may be made on a single line as long as the contributions were made during the current fiscal year. In such cases, if the contributions were made at different dates during the year, enter the date of the last contribution.

3. **Cash:** Cash contributions from non-Federal resources. This means the funds are contributed permanently to the HOME Program regardless of the form of investment in the jurisdiction provides to a project. Therefore, all repayment, interest, or other return on investment of the contribution must be deposited in the PJ's HOME account to be used for HOME projects. The PJ, state-Federal public entities (State/local governments), private entities, and individuals can make contributions. The grant equivalent of a below-market interest rate loan to the project is eligible when the loan is not repayable to the PJ's HOME account. [§92.220(a)(1)] In addition, a cash contribution can count as match. If it is used for eligible costs defined under §92.206 (except administrative costs and CHDO operating expenses) or under §92.209, or for the following non-eligible costs: the value of non-Federal funds used to remove and relocate ECFM units in accordance with eligible tenants, a project reserve account for replacements, a project reserve account for unanticipated increases in operating costs, operating subsidies, or costs relating to the portion of a mixed-income or mixed-use project not related to the affordable housing units. [§92.219(c)]

4. **Forfeited Taxes, Fees, Charges, Taxes, Fees, and Charges:** That are normally and customarily charged but have been waived, forgone, or deferred in a manner that achieves affordability of the HOME-assisted housing. This includes State tax credits for low-income housing development. The amount of real estate taxes may be based on the

post-improvement property value. For three taxes, fees, or charges given for future years, the value is the present discounted cash value. [§92.220(c)(2)]

5. **Appraised Land/Real Property:** The appraised value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of land or other real property, not acquired with Federal resources. The appraisal must be made by an independent, certified appraiser. [§92.220(a)(3)]

6. **Required Infrastructure:** The cost of investment not made with Federal resources, in on-site and off-site infrastructure directly required for HOME-assisted affordable housing. The infrastructure must have been completed no earlier than 12 months before HOME funds were committed. [§92.220(a)(4)]

7. **Site preparation, Construction materials, Skilled labor:** The reasonable value of any site-preparation and construction materials not acquired with Federal resources, and any donated or voluntary labor (see §92.354(b)) in connection with the site-preparation for, or construction or rehabilitation of, affordable housing. The value of site-preparation and construction materials is determined in accordance with the PJ's cost estimate procedures. The value of donated or voluntary labor is determined by a single rate ("labor rate") to be published annually in the Notice of Funding Availability (NOFA) for the HOME Program. [§92.220(6)]

8. **Bond Financing:** Multifamily and single-family project bond financing must be validly issued by a state or local government (or an agency, instrumentality, or political subdivision thereof). 50% of a loan from bond proceeds made to a multifamily affordable housing project owner can count as match. 25% of a loan from bond proceeds made to a single-family affordable housing project owner can count as match. Loans from all bond proceeds, including excess bond match from prior years, may not exceed 25% of a PJ's total annual match contribution. [§92.220(n)(5)] The amount in excess of the 25% cap for bonds may carry over, and the excess will count as part of the statutory limit of up to 25% per year. Requirements regarding

bond financing as an eligible source of match will be available upon publication of the implementing regulation early in FY 1994.

9. **Total Match:** Total of items 3 through 8. This is the total match contribution for each project identified in item 1.

Ineligible forms of match include:

- Contributions made with or derived from Federal resources e.g. CDBG funds. [§92.220(b)(1)]
- Interest rate subsidy attributable to the Federal tax exemption on financing or the value attributable to Federal tax credits. [§92.220(b)(2)]
- Contributions from builders, contractors or investors, including owner equity, involved with HOME-assisted projects. [§92.220(b)(3)]
- Sweat equity. [§92.220(b)(4)]
- Contributions from applicants/recipients of HOME assistance. [§92.220(b)(5)]
- Fees/charges that are associated with the HOME Program only, rather than normally and customarily charged on all transactions or projects. [§92.220(b)(2)]
- Administrative costs

Appendix 1 and CPP

Appendix 1

Local Fiscal Year 2019 Actions to Affirmatively Further Fair Housing

Overview

Harford County has allocated Community Development Block Grant funding for a fair housing activity to address fair housing efforts both locally as well as regionally.

Progress on Harford County's Fair Housing Implementation Plan:

Goal 1: Increase access to County programs for persons with limited English Proficiency

Upon request, Harford County continues to provide translation services in over 240 languages through our Department of Community Services. Harford County provides immediate translation services in Spanish.

Goal 2: Ensure that members of the protected classes are represented on appointed volunteer boards.

Harford County strives to ensure that volunteer boards are represented with members of protected classes. No new board appointments were made during the past year.

Goal 3: Continue to provide housing education, outreach and testing services throughout the County.

Harford County is working with the Fair Housing Action Center of Maryland to provide this fair housing activity. In prior years, Baltimore Neighborhoods, Inc. performed this activity, but that agency went defunct last year.

Goal 4: Increase opportunities for homeownership throughout the County.

Harford County, a HUD approved housing counseling agency, provides homebuyer education workshops each month and has recently implemented our own down payment assistance program for county employees – Hometown Heroes.

Goal 5: Increase the supply of housing affordable to households below 80% MHI, specifically in non-impacted neighborhoods.

Harford County used HOME Match to fund Rock Spring Station, a 54 unit multi-family rental project in an area of opportunity. In addition, Harford County supports homebuyer activity through Habitat for Humanity Susquehanna, and tenant-based rental assistance through Catholic Charities.

Goal 6: Amend policy and program documents to affirmatively further fair housing.

Harford County monitors CDBG and HOME recipients annually, to ensure that they understand and implement their duty to affirmatively further fair housing.

Appendix 1

Goal 7: Mitigate the extent to which mortgage loan denials and high-cost lending disproportionately affect minorities.

Harford County provides free credit repair courses targeting minority populations. Harford County conducts outreach into impacted neighborhoods through social media, community outreach and word of mouth.

Harford County continued to work both locally as well as regionally to improve public opinion and public policy, which create barriers to affordable housing. Harford County, along with Baltimore City, Anne Arundel, Baltimore, and Howard County fund a portion of the salary for a Regional AI Coordinator. The AI Coordinator works to guide the implementation of the regional initiatives to address identified potential impediments to Fair Housing Choice. Some of the initiatives the Baltimore Regional Fair Housing Implementation Plan collaborative worked on in FY2019 (FFY2018):

- The Baltimore Regional Project-Based Voucher (PBV) Program, a collaboration of six public housing agencies (PHAs), the Baltimore Regional Housing Partnership (BRHP), and Baltimore Metropolitan Council (BMC):
 - Awarded 26 project-based vouchers (PBVs) to two proposed developments through a new February 2019 RFP, for a total of 70 vouchers awarded from our original pool of 100.
 - The Housing Commission of Anne Arundel County (HCAAC), the Housing Authority of the City of Annapolis (HACA), BRHP, and BMC signed the first operating and management agreement committing specific vouchers from HCAAC and HACA to the Towne Courts development in Annapolis.
- Regional Fair Housing Group conducted significant work developing a new 2019 Regional Analysis of Impediments to Fair Housing Choice (AI):
 - Finalized all Community Participation Plans.
 - Issued a request for proposals for consultant assistance and selected a team led by Root Policy Research out of Denver.
 - Assembled a regionally balanced AI Stakeholder Work Group and then convened that group eight times to review data analysis conducted by the Root Policy team and BMC. The BMC Housing Committee went on hiatus in calendar year 2019 as this group, which includes most Housing Committee members, became the main stakeholder input for the Fair Housing Group during the creation of the AI.
 - Conducted at least seven public meetings around the region to gather local stakeholder input prior to the release of a draft AI.
 - With assistance from Root Policy Research and the AI Stakeholder Work Group, the Fair Housing Group created and PHAs circulated to waiting lists a survey to inform the AI with views from low income residents in the region.
- Fair Housing Group, working with fair housing and disability stakeholders and the Maryland Department of Housing and Community Development (DHCD), agreed on actions local governments and DHCD would take, incorporating the online Md. Housing Search tool, to implement key elements of the Fair Housing Group's FY 2017 affirmative fair housing marketing suggestions. Fair Housing Group and DHCD shared these actions with the BMC Housing Committee in December 2018.

Appendix 1

- The Baltimore Regional Affordability Preservation Task Force held its fourth meeting in December 2018, learning about:
 - The stress that many multifamily properties are under because of high sales prices that put pressure on rents/affordability and maintenance budgets. Moving forward the Task Force will explore how local governments and the State of Maryland can structure assisted housing agreements in order to facilitate preservation.
 - How nearly 4,000 units of assisted housing have year-to-year subsidy contracts, meaning the advance notice provisions of State and federal law are crucial to any needed preservation effort.
 - Our database documents about 2,500 units of formerly assisted housing that has been lost to the region's hard-unit assisted housing inventory.
- Fair Housing Group, including PHAs, submitted comments on the Maryland DHCD draft 2019 Qualified Allocation Plan and Program Guide urging additional incentives for tax credit awards in Communities of Opportunity, a proper metro area/rural balance, and mixed-income housing.
- Fair Housing Group continued its analysis of Low Income Housing Tax Credit awards/applications, showing that DHCD's 2018 incentives to make substantial progress on carrying out its 2017 voluntary conciliation agreement had its desired effect of incentivizing awards in Baltimore-area Communities of Opportunity, while still making four awards in Baltimore City (three in Communities of Opportunity). Removal of opportunity-area incentives in the 2019 QAP and Guide, however, drove the share of Baltimore-area 2019 tax credit applications in Communities of Opportunity down to 33 percent.
- BMC and the Fair Housing Group hosted a "What's on Top" event in May that featured consultant Tiffany Manuel discussing the new "Piecing it Together" document she created while at Enterprise Community Partners. More than 30 people attended the discussion, which focused on crafting successful stories and messaging around affordable housing.
- PHAs also began using materials in voucher briefings to explain porting rights and procedures:
 - A new booklet that presents basic information on porting rights of voucher holders and differing policies among PHAs re: bedroom size and interim reporting.
 - A video produced by BMC explaining porting rights and action PHAs have taken to streamline the porting process and drawing the new voucher holder's attention to the booklet.
- Baltimore Neighborhoods, Inc. (BNI) closed its doors after nearly 60 years, and Fair Housing Group jurisdictions began working with stakeholders working to set up new Fair Housing Action Center of Maryland, which would carry on BNI's paired fair housing testing work.
- BMC continued to assist a committee of Howard County stakeholders exploring the creation of a Columbia Housing Center on the model of the Oak Park Regional Housing Center.
- In consultation with the Housing Committee, BMC and Fair Housing Group updated AI Implementation Plan and Fair Housing Group jurisdictions used it to inform local Annual Plans and to report progress through Consolidated Annual Performance and Evaluation Reports (CAPERs).



**HARFORD COUNTY OFFICE of COMMUNITY &
ECONOMIC DEVELOPMENT
U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
CITIZEN PARTICIPATION PLAN**

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
&
HOME PARTNERSHIP PROGRAM (HOME)**

**BARRY GLASSMAN
County Executive**

**LEONARD R. PARRISH
Director**

Contents

A. INTRODUCTION	1
PURPOSE	1
LEAD DEPARTMENT	1
EFFECTIVE DATE	1
B. ENCOURAGEMENT OF CITIZEN PARTICIPATION	2
GENERAL	2
MUNICIPALITIES, ORGANIZATIONS, AND AGENCIES	2
ENCOURAGEMENT OF NON-ENGLISH SPEAKING PERSONS AND PERSONS WITH DISABILITIES	2
ONLINE ACCESS	2
OTHER ENGAGEMENT TECHNIQUES	3
C. THE CITIZEN PARTICIPATION PLAN	3
AMENDMENTS TO THE APPROVED CITIZEN PARTICIPATION PLAN	3
D. THE ASSESSMENT OF FAIR HOUSING (AFH)	4
PLAN DEVELOPMENT	4
REVISIONS TO THE ASSESSMENT OF FAIR HOUSING	5
E. THE CONSOLIDATED PLAN (CP)	6
PLAN DEVELOPMENT	6
REVISIONS TO THE CONSOLIDATED PLAN	8
F. THE ANNUAL ACTION PLAN (AAP)	9
PLAN DEVELOPMENT	9
REVISIONS TO THE ANNUAL ACTION PLAN	10
G. CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)	11
REPORT DEVELOPMENT	11
H. AVAILABILITY TO THE PUBLIC	12
I. ACCESS TO RECORDS	12
J. COMPLAINTS	12
K. TECHNICAL ASSISTANCE	12
L. PUBLIC NOTICES	12
M. COUNTY CONTACT	13
N. APPROVAL	13

**HARFORD COUNTY MARYLAND CITIZEN PARTICIPATION PLAN
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

A. Introduction

Purpose

The Consolidated Plan (CP) and Assessment of Fair Housing (AFH) are documents required by the U.S. Department of Housing and Urban Development (HUD) for jurisdictions to continue to receive federal housing and community development funding. Harford County receives Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funding annually. The CP examines the housing and community development needs of the County, sets priorities for the CDBG funds, establishes an Annual Action Plan for meeting current and future needs, and identifies the County's performance in meeting its annual goals through the Consolidated Annual Performance Evaluation Report (CAPER).

The AFH replaces the Analysis of Impediments to Fair Housing (AI) to assist the County in identifying fair housing issues and related contributing factors to achieve comprehensive community development goals and affirmatively further fair housing. The CP and AFH are also required to have a strategy for resident participation in the planning process.

Pursuant to the citizen participation requirements of 24 CFR Section 91.105 and 24 CFR Part 5, Harford County sets forth the following Citizen Participation Plan as it relates to the administration of the Community Planning and Development (CPD) programs funded by HUD. This Citizen Participation Plan presents the County's plan for providing for and encouraging all citizens to participate in the development, revision, amendment, adoption, and implementation of:

- 1) The Citizen Participation Plan (CPP)
- 2) The Assessment of Fair Housing (AFH)
- 3) The Consolidated Plan (CP)
- 4) The Annual Action Plan (AAP)
- 5) The Consolidated Annual Performance and Evaluation Report (CAPER), and
- 6) The Section 108 Loan Guarantee Program

Lead Department

Harford County Housing and Community Development is the lead department for the administration of the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs.

Effective Date

Subsequent to approval of this CPP by the County, the CP shall be effective until the plan is amended or replaced by the County.

B. Encouragement of Citizen Participation

General

The County provides for and encourages citizens to participate in the development, revision, amendment, adoption and implementation of the CPP, the AFH, the CP, the AAP, and the CAPER. Harford County encourages participation by low- and moderate-income persons, particularly those living in areas where CDBG and HOME funds may be used. With respect to the public participation initiatives included in this CPP, the County will take appropriate actions to encourage the participation of all its citizens, including minorities, non-English speaking persons, and persons with disabilities.

Municipalities, Organizations, and Agencies

The County encourages the participation of the County's three municipalities, The City of Aberdeen, The Town of Bel Air, and The City of Havre de Grace. The County further encourages the participation of local and regional institutions, the Continuum of Care, businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations in the process of developing, revising, amending, adopting and implementing the AFH and the CP. This will be achieved through stakeholder interviews, focus groups and/or public meetings held during the development, revision, amendment, adoption and implementation processes for all documents covered by this CPP.

Local Public Housing Authority

The County encourages, in consultation with the local public housing agency, the participation of residents (including resident advisory boards, resident councils and resident management corporations) of any public housing developments located within the County, in the process of developing, revising, amending, adopting and implementing the AFH and the CP. This will be carried out by providing to the local housing authority information on public meetings, surveys and other outreach initiatives related to the AFH and the CP.

The County will provide information to the executive director of the Havre de Grace Housing Authority (HDGHA) about the AFH, its affirmatively furthering fair housing strategy, and CP activities related to the public housing developments and communities so that HDGHA may make this information available at the annual public hearings required for its Public Housing Authority Plan.

Encouragement of Non-English Speaking Persons and Persons with Disabilities

The County will also make every reasonable effort to encourage the participation of non-English speaking persons, limited English proficiency persons, and persons with disabilities. Any non-English speaking resident who wishes to participate may contact Harford County Housing and Community Development prior to the hearings so that adequate arrangements can be made. Such requests should be made at least five (5) working days prior to the hearing date to permit the County to make the necessary arrangements.

In accordance with the Americans with Disabilities Act persons needing a special accommodation to participate in any proceeding should contact Harford County Housing and Community Development for assistance; if hearing impaired, telephone the Relay Service Number 711.

Online Access

The County will post draft and final copies of all documents covered by this CPP on its website accessible at <http://www.harfordcountymd.gov/244/Housing-Community-Development>

Other Engagement Techniques

The CPP has been and will continue to be amended as the County continues to gain access to technology that improves the avenues of participation by its residents.

C. The Citizen Participation Plan (CPP)

Amendments to the Approved Citizen Participation Plan (CPP)

The County shall follow the following procedure to amend its approved CPP, as needed. Harford County will provide the public with a reasonable opportunity to comment on substantial amendments to the CPP and will make the CPP public.

a. Amendment Considerations

The County will amend the CPP, as necessary, to ensure adequate engagement and involvement of the public in making decisions related to its HUD programs. Substantial amendments to the CPP may be required should a provision of the CPP be found by the County to conflict with HUD regulations, or when changes in HUD regulations occur. Edits to the CPP that only include updated contact information or editorial changes for clarity will not be released for public review and comment.

b. Proposed Amended CPP Review

The proposed amended CPP will be made available for public review for a 15-day period prior to County consideration and adoption, and may be done concurrently with the public review and comment process for the CP. Upon request, the County shall make the CPP available in a format accessible to persons with disabilities.

c. Public Comments Received on Draft Amended CPP

The County Contact Person or his/her designee will accept written comments, during the public review period. A summary of all written comments and those received orally during the CP public hearing, as well as the County's responses to all such written comments, will be attached to the amended CPP prior to submission to HUD.

d. Public Hearing

The County will conduct a public hearing to review and accept public comments on the draft amended CPP prior to its approval and submittal to HUD. This public hearing may be held concurrently with the public hearing held in conjunction with the CP.

e. Submission to HUD

A copy of the amended CPP, including a summary of all written comments and those received during the public hearing will be submitted to HUD. A summary of any comments or views not accepted and the reasons therefore shall be supplied to HUD as well.

D. The Assessment of Fair Housing (AFH)

AFH Development

The County will follow the process and procedures described below in the development of its AFH.

a. HUD-approved Data for Public Review

As soon as practicable, the County will make available to the public the HUD-approved data and other supplemental information that the County plans to incorporate into its AFH. The County will make this data available no later than sixty (60) calendar days after the initiation of the AFH document.

b. Stakeholder Consultation and Citizen Outreach

In the development of the AFH, the County will consult with other public and private agencies including, but not limited to, the following:

- 1) Local County Municipalities
- 2) Local public housing authorities
- 3) Other assisted housing providers
- 4) Social service providers including those focusing on services to minorities, families with children, the elderly, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, and other protected classes
- 5) Community-based and regionally-based organizations that represent protected class members and organizations that enforce fair housing laws
- 6) Regional government agencies involved in metropolitan-wide planning and transportation responsibilities

A variety of mechanisms may be utilized to solicit input from these entities. These include telephone or personal interviews, mail surveys, Internet-based feedback and surveys, focus groups, and/or consultation workshops.

c. Public Hearing

To obtain the views of the public on AFH-related data and affirmatively furthering fair housing in the County's housing and community development programs, the County will conduct at least one public hearing before the draft AFH is published for comment.

d. Public Display and Comment Period

The draft AFH will be placed on display for a period of no less than thirty (30) calendar days to encourage public review and comment. The public notice shall include a brief summary of the content and purpose of the draft AFH, the dates of the public display and comment period, the locations where copies of the proposed document can be examined, how comments will be accepted, when the document will be considered for action by Harford County Housing and Community Development, and the anticipated submission date to HUD.

In addition, the County will make available a reasonable number of free copies of the proposed document to residents and groups that request them.

e. Comments Received on the Draft AFH

The County Contact Person or his/her designee will accept all public comments, during the 30-day public display and comment period. The County will consider any public comments or views received in writing, or orally at the public hearings, in preparing the final AFH. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final AFH for submission to HUD.

Revisions to the Assessment of Fair Housing (AFH)

The County shall follow the following procedure to amend its AFH, as needed.

a. Revision Considerations

The County will amend its AFH previously accepted by HUD under the following circumstances:

- 1) **A material change occurs.** A material change is a change in circumstances in the County that affects the information on which the AFH is based to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the Assessment no longer reflect actual circumstances. A material change includes but is not limited to:
 - a. A Presidentially-declared disaster;
 - b. Significant demographic changes;
 - c. Substantial policy changes such as those related to zoning, housing plans or development plans or policies;
 - d. New significant contributing factors in the County, and
 - e. Civil rights findings, determinations, settlements (including voluntary compliance agreements), or court orders
- 2) **Upon HUD's written notification specifying a material change that requires the revision.**

b. Public Display and Comment Period

The draft amended AFH will be placed on display for a period of no less than thirty (30) calendar days to encourage public review and comment. The public notice shall include a brief summary of the revisions, the dates of the public display and comment period, the locations where copies of the proposed Amended AFH can be examined, how comments will be accepted, when the document will be considered for action by Harford County Housing and Community Development, and the anticipated submission date to HUD.

In addition, the County will make available a reasonable number of free copies of the proposed Amended AFH to residents and groups that request it.

c. Comments Received on the Proposed Amended AFH

The County Contact Person, or his/her designee, will accept written comments, during the 30-day public display and comment period. The County will consider any comments or views of County residents received in writing, or orally at public hearings, in preparing the final Amended AFH. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final Amended AFH for submission to HUD.

d. Submission to HUD

The final Amended AFH will be submitted to HUD within thirty (30) calendar days following the end of the public display and comment period.

E. The Consolidated Plan (CP)

CP Development

The City will follow the process and procedures described below in the development of its CP.

a. Stakeholder Consultation and Citizen Outreach

In the development of the CP, the County will consult with other public and private agencies including, but not limited to, the following:

- 1) Local County Municipalities
- 2) Local public housing authorities
- 3) Other assisted housing providers
- 4) Social service providers including those focusing on services to minorities, families with children, the elderly, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, and other protected classes
- 5) Community-based and regionally-based organizations that represent protected class members and organizations that enforce fair housing laws
- 6) Regional government agencies involved in metropolitan-wide planning and transportation responsibilities

A variety of mechanisms may be utilized to solicit input from these persons/service providers/agencies/entities. These include written letters, telephone or personal interviews, mail surveys, internet-based feedback and surveys, focus groups, and/or consultation workshops.

b. Public Hearings

The County will conduct at least two public hearings annually to obtain residents' views and to respond to proposals and questions. The first public hearing will be conducted before the CP draft is published for public comment, during which the County will address housing and community development needs, development of proposed activities, the amount of assistance the County expects to receive (including grant funds and program income), the range of activities that may be undertaken, including the estimated amount that will benefit low- and moderate-income residents, and a review of program performance.

The second public hearing will be conducted during or after the 30-day public comment period during which the County will address identified housing and community development needs, proposed eligible activities, and proposed strategies and actions for affirmatively furthering fair housing consistent with the Assessment of Fair Housing.

c. Potential Displacement of Persons

Although the County does not anticipate any residential displacement to occur in the near future, it is required to describe its plans to minimize the displacement of persons and to assist any persons displaced. Should displacement of residents be necessary as a result of the use of funds covered by this CP, the County shall compensate residents who are actually displaced in accordance with HUD Handbook No. 1378, Tenant Assistance, Relocation and Real Property Acquisition. This resource is accessible online at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/cpd/13780.

d. Public Display and Comment Period

The draft CP will be placed on display for a period of no less than thirty (30) calendar days to encourage public review and comment. The public notice shall include a brief summary and purpose of the CP, the anticipated amounts of funding (including program income, if any), the dates of the public display and comment period, the locations where copies of the draft CP can be examined, how comments will be accepted, when the document will be considered for action by Harford County Housing and Community Development, and the anticipated submission date to HUD. The County will make available a reasonable number of free copies of the draft document to residents and groups that request them.

e. Comments Received on the Draft Consolidated Plan (CP)

The County Contact Person, or his/her designee, will accept written comments, during the 30-day public display and comment period. The County will consider any comments or views of County residents received in writing, or orally at the public hearings, in preparing the final CP. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final CP for submission to HUD.

f. Submission to HUD

The CP will be submitted to HUD on or before May 15 before the County's three-year program cycle begins on July 1.

Revisions to the Consolidated Plan (CP)

The County shall follow the following procedure to amend its CP, as needed.

a. Revision Considerations

There are two (2) types of amendments that may occur with the CP: minor amendments and substantial amendments. An amendment to the approved CP is considered substantial under the following circumstances:

- 1) To make changes to its activity priorities or the method of distribution of funds
- 2) To carry out an activity using funds for any program covered by the CP but not previously described in the AAP
- 3) Changes in the use of CDBG funds from one eligible activity to another
- 4) To change the activity, purpose, scope, location or beneficiaries of an activity.

All other changes to the method of distribution or investment strategy that do not meet the criteria defined above will be considered minor amendments, will be reviewed and approved by Community Development staff and will not be subject to public comments.

b. Public Display and Comment Period

The proposed Amended CP will be placed on display for a period of no less than thirty [30] calendar days to encourage public review and comment. The public notice shall include a brief summary of the revisions, the dates of the public display and comment period, the locations where copies of the proposed Amended CP can be examined, how comments will be accepted, when the document will be considered for action by Harford County Housing and Community Development, and the anticipated submission date to HUD. In addition, the County will make available a reasonable number of free copies to residents and groups that request them.

c. Comments Received on the Proposed Amended CP

The County Contact Person, or his/her designee, will accept written comments, during the 30-day public display and comment period. The County will consider any comments or views of County residents received in writing, or orally at public

hearings, in preparing the final Amended CP. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final Amended CP for submission to HUD.

d. Submission to HUD

The final Amended CP will be submitted to HUD within thirty (30) calendar days following the end of the public display and comment period.

F. The Annual Action Plan (AAP)

The AAP is a component of the CP, and it describes the County's proposed use of available federal and other resources to address the priority needs and specific objectives in the CP for each program year; the County's method for distributing funds to local non-profit organizations; and the geographic areas of the County to which it will direct assistance.

AAP Development

The County will follow the process and procedures described below in the development of its AAP:

a. Public Hearings

The County will conduct at least two public hearings annually to obtain residents' views and to respond to proposals and questions. The first public hearing will be conducted before the AAP draft is published for public comment, during which the County will address housing and community development needs, development of proposed activities, the amount of assistance the County expects to receive (including grant funds and program income), the range of activities that may be undertaken, including the estimated amount that will benefit low- and moderate-income residents, and a review of program performance.

The second public hearing will be conducted during or after the 30-day public comment period during which the County will address identified housing and community development needs, proposed eligible activities, and proposed strategies and actions for affirmatively furthering fair housing consistent with the Assessment of Fair Housing.

b. Public Display and Comment Period

The draft AAP will be placed on display for a period of no less than thirty (30) calendar days to encourage public review and comment. The public notice shall include a brief summary of the AAP, the anticipated amounts of funding (including program income, if any), the dates of the public display and comment period, the locations where copies of the draft AAP can be examined, how comments will be accepted, when the document will be considered for action by Harford County Housing and Community Development, and the anticipated submission date to HUD. In addition, the County will make available a reasonable number of free copies to residents and groups that request them.

c. Comments Received on the Draft AAP

The County Contact Person or his/her designee will accept written comments, during the 30-day public display and comment period. The County will consider any comments or views of County residents received in writing, or orally at the public hearings, in preparing the final AAP. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final AAP for submission to HUD.

d. Submission to HUD

The AAP will be submitted annually to HUD on or before May 15 before the start of the County's program year on July 1.

Revisions to the Annual Action Plan (AAP)

The County shall follow the following procedure to amend its AAP, as needed.

a. Revision Considerations

There are two (2) types of amendments that may occur with the AAP: minor amendments and substantial amendments. An amendment to the approved AAP is considered substantial under the following circumstances:

- 1) To make changes to its activity priorities or the method of distribution of funds
- 2) To carry out an activity using funds for any program covered by the CP but not previously described in the AAP
- 3) Changes in the use of CDBG funds from one eligible activity to another
- 4) To change the activity, purpose, scope, location or beneficiaries of an activity.

All other changes to the method of distribution or investment strategy that do not meet the criteria defined above will be considered minor amendments, will be reviewed and approved by Community Development staff, and will not be subject to public comments.

b. Public Display and Comment Period

The proposed Amended AAP will be placed on display for a period of no less than thirty (30) calendar days to encourage public review and comment. The public notice shall include a brief summary of the revisions, the dates of the public display and comment period, the locations where copies of the draft AAP can be examined, how comments will be accepted, when the document will be considered for action by Harford County Housing and Community Development, and the anticipated submission date to HUD. In addition, the County will make available a reasonable number of free copies to residents and groups that request them.

c. Comments Received on the Proposed Amended AAP

The County Contact Person, or his/her designee, will accept written comments, during the 30-day public display and comment period. The County will consider any comments or views of County residents received in writing, or orally at public hearings, in preparing the final Amended AAP. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final Amended AAP for submission to HUD.

d. Submission to HUD

The final Amended AAP will be submitted to HUD within thirty (30) calendar days following the end of the public display and comment period.

G. Consolidated Annual Performance and Evaluation Report (CAPER)

Report Development

The County shall follow the following procedure in the drafting and adoption of its Consolidated Annual Performance and Evaluation Report (CAPER).

a. Report Considerations

The Community Development staff will evaluate and report the accomplishments and expenditures of the previous program year for CDBG and HOME, and draft the CAPER in accordance with HUD requirements.

b. Public Display and Comment Period

The draft CAPER will be placed on display for a period of no less than fifteen (15) calendar days to encourage public review and comment. The public notice shall include a brief summary and purpose of the CAPER, a summary of program expenditures, a summary of program performance, the dates of the public display and comment period, the locations where copies of the draft CAPER can be examined, how comments will be accepted, and the anticipated submission date to HUD.

c. Comments Received on the Draft CAPER

The County Contact Person, or his/her designee, will accept written comments, during the 15-day public display and comment period. The County will consider any comments or views of County residents received in writing in preparing the final CAPER. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final CAPER for submission to HUD.

d. Submission to HUD

The CAPER will be submitted annually to HUD no later than September 28.

H. Availability to the public

Typical or standard documents available for public access, at a minimum will include the proposed and final AFH, proposed and final revisions to the AFH, proposed and final AAP, the proposed and final Five-Year CP, proposed and final Substantial Amendments to an AAP or the CP, CAPER, and the CPP.

The County will provide copies of standard documents within a reasonable amount of time to the public upon a request. Every reasonable attempt shall be made to accommodate persons with disabilities and assist them in obtaining requested materials.

I. Access to Records

The County will provide the public with reasonable and timely access to information and records relating to the data or content of the AFH, the CP, as well as the proposed, actual, and past use of funds covered by this CPP. The law requires reasonable public access to records about previous expenditures during the past five years, and reasonable public access to records relating to the expenditure of funds during the previous five (5) program years.

J. Complaints

Residents may register complaints regarding any aspect of both the CDBG and HOME programs by contacting the County Contact Person, or his/her designee. All written complaints received will be addressed in writing within fifteen (15) calendar days.

Residents wishing to object to HUD approval of the final CP may send written objections to the HUD Area Office, Community Planning and Development Division, U.S. Department of Housing and Urban Development, 100 South Charles Street, 5th Floor, Baltimore, MD 21201. Objections should be made within thirty (30) calendar days after the City has submitted the CPP to HUD. Objections shall include an identification of requirements not met and available facts and data.

K. Technical Assistance

Harford County Housing and Community Development staff is available to assist any person or organizations that request such assistance in commenting on the AFH and in developing proposals for funding assistance under the CDBG and HOME programs. All potential applicants are strongly encouraged to contact Harford County Housing and Community Development for technical assistance before initiating a funding request application.

L. Public Notices

All public notices will be published in the local community newspaper no less than two weeks before a public hearing or document review period, and will include a summary of the information to be presented at the public hearing. The notices shall also be posted on the Harford County Housing and Community Development website accessible at: <http://www.harfordcountymd.gov/244/Housing-Community-Development>

M. County Contact

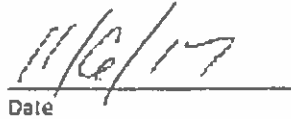
All communication regarding the CPP, the AFH, the CP, the AAP, the CAPER, comments, complaints, reasonable accommodation for disabled persons, translation services, or other elements shall be directed to:


Barbara Richardson
Community Development Administrator
Harford County Housing & Community
Development
15 South Main Street, Bel Air, MD 21014
Phone: (410) 638-3045 x 1352

N. Approval

This Citizen Participation Plan will be effective until it is amended or replaced by the County.



Barry Glassman, Harford County Executive

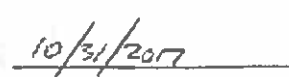

Date 11/6/17


Witness


Date 11/6/17

Approved:


Leonard R. Parrish
Director, Harford County Housing & Community Development


Date 10/31/2017



HARFORD

COUNTY

OFFICE OF COMMUNITY & ECONOMIC
DEVELOPMENT

15 South Main Street
Bel Air, Maryland 21014
410-638-3045
www.harfordcountymd.gov